

## **Summary of Southern Housing Group's Cyclical Decorations Specification**

### **Works Undertaken**

- Repair as appropriate scuffs and blemishes to walls and woodwork. Areas of malicious damage may incur additional cost.
- Decorate all previously painted surfaces; these include emulsion or similar to walls, ceilings and soffits and edges/stringers to concrete stairs and balustrades. Internal areas of cupboards/risers will only be decorated if previously decorated.
- Decorate with undercoat and gloss (or similar) wooden or Crittall type windows and frames, fascias and soffits.
- Decorate as required front entrance doors (main and flat), riser doors, fire break doors, cupboard doors and frames, internally and externally.
- Wash down as required factory-finished front entrance doors (main and flat), riser doors, fire break doors, cupboard doors and frames, internally and externally.
- Decorate with undercoat and gloss (or similar) all wooden skirting boards, dado rails, picture rails and architraves to communal areas.
- Wash down as required UPVC, composite and metal clad windows, doors and glass canopies/porches. Checking operation of windows and oiling mechanisms and doors are to be included if access is gained whilst works are undertaken.
- Wash down UPVC cladding, fascia and soffits.
- Decorate all previously painted metal work with Metal Shield paint.
- Wash down factory-finished powder or plastic coated balconies, railings and handrails.
- Decorate timber or metal cladding, if previously decorated.
- Decorate previously painted fence panels and railings (new panels are not decorated but will be pre-treated timber).

### **Works Not Undertaken**

- Decorations to areas of through-coloured render.
- Wash down to stonework or areas of through-coloured rendered.
- Decorations to any areas of factory-finished metal works. These are metal works that have been powder-coated with a long life finish (in the factory when manufactured).
- Unpainted floor surfaces.
- Timber or metal cladding, unless previously painted.
- Stripping of wallpaper. Additional costs will be applied if required.
- Decorations to previously unpainted fence panels and railings.
- Cedar and stone cladding will not be washed down or treated with stain/sealer.