



SPECIFICATION

PROJECT: Central Swindon North Parish Council

REMEDIAL DRAINAGE WORK ON MANNINGTON RECREATION GROUND

DATED: July 2026

Project ID: CSNPC_Mann/7/2026

DRAFT – for APPROVAL

RECORD of REVISIONS					
Rev	Date	Description	Prepared	Checked	Approved

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1. PART I: JCT 2016 MINOR WORKS BUILDING CONTRACT PRELIMINARIES SUMMARY

1.1 PROJECT PARTICULARS

1.1.1 The Project

- Project Name: **Mannington Recreation Ground, Swindon**
- Works Involved: Installation of a new main drain with inspection chambers and outfall headwall. new drainage, re-grassing and associated works.
- Location: Mannington Recreation Ground Paddington Drive, SN5 7YW

OS Map Ref: SU 13391 84552 (Changing Pavilion)

- Length of contract: Phase 1 - 2 Weeks

1.1.2 Employer (Client)

- Name: Central Swindon North Parish Council
- Address: Moredon Sporting Hub, Cheney Manor Ind., SWINDON, SN2 2QJ
- Contact: Andrew Briggs, Head of Operations
- Telephone: 01793 466499
- Email: ops@centralswindonnorth-pc.gov.uk

1.1.3 Principal Contractor (CDM)

- Name: To be appointed as required

1.1.4 Architect/Contract Consultant

- Name: GMA, Grounds Management Association
28 Stratford Office Village
Walker Avenue
Wolverton Mill East
Milton Keynes
MK12 5TW
- Contact: David Hemstock
- Telephone: 07850 744957
- Email: dhemstock@yahoo.co.uk

1.2 FORM OF CONTRACT

The form of contract will be the Joint Contracts Tribunal Ltd Minor Works Building Contract, 2016 Edition incorporating all current published amendments. The JCT Minor Works Building Contract is designed for smaller, basic construction projects where the work is of a simple nature.

The Clauses are scheduled within this document, but the Contractor must inspect the draft form for the full details of these Clauses and is to allow such sum/s as may deem necessary for carrying out the obligations and services required by the Contract.

1.3 THE RECITALS

1.3.1 First Recital

The work comprises of the installation of a new main drain as Stage 1 of a sportsfield drainage upgrading on the Mannington Recreation Ground. The initial work encompasses:

- *Marking-out the gas pipe and other services in the area, cordoning-off the footpath during the progress of the works and securing the site for public user's safety aspects.*
- **NB: Ground levels over the site are based on Lidar data. Additional spot levels are being taken to add to the proposal drawing. The Contractor is to carry out their own checks on outfall invert levels, new pipe gradients and depth of trenching, to cross-check with the Contract Consultant.**
- *Installation of a new unit-construction headwall structure with wingwalls and splash plate to the existing outfall pipe in the River Ray to the north-west corner of the site.*
- *Installation of a new inspection chamber (IC) structures to the locations and depths as shown on plan.*
- *Installation of new, sealed 160mm diameter main drains from the outfall point to the termination point to the south-east side of the site. Trenches to be finished with selected spoil and 150mm of topsoil. Pipes grouted in to the IC.*
- *Removal of trench arisings to an agree point in the northern section of the playing field, topsoil stripped beforehand, forming a bund finishing with the topsoil and seeded.*
- *Connection of working mains and lateral pipes found during the trenching works, on a cost per connection basis.*
- *Recording the features found during trenching with photographs and location point measured in metres from the outfall or new IC's.*

1.3.2 Second Recital

All construction information is found in the specification section and on the drawings scheduled in Table 1 below.

1.3.3 Third Recital

The Contractor is to provide **priced Bills of Quantities**.

1.3.4 Sixth Recital

The contract is **not** supplemented by a Framework Agreement.

1.4 THE ARTICLES

- Article 2: Contract Sum: **TBC**
- Article 3: Contract Administrator: Andrew Briggs, CNSPC
- Article 4: Principal Designer: GMA, David Hemstock
- Article 5: Principal Contractor: The appointed Contractor from this tender process.
- Article 6: The Employer is not a residential occupier.
- Article 7: Adjudication **is** to apply. Dispute resolution **will be** by arbitration.

1.5 CONTRACT PARTICULARS

Fourth Recital & Schedule 2

The Base Date is 7 days before the tender return date.

Fourth Recital & Clause 4.2

Is the Employer a 'contractor' for the purposes of CIS?: No

Fifth Recital

The project is not notifiable under the CDM regulations

Seventh Recital and Schedule 3

Supplemental Provision 1 (Collaborative Working) **does** apply.

Supplemental Provision 2 (Health and Safety) **does** apply.

Supplemental Provision 3 (Cost savings and improvements) **does** apply.

Supplemental Provision 4 (Sustainable development and environmental considerations) **does** apply.

Supplemental Provision 5 (Performance indicators and monitoring) **does** apply.

Supplemental Provision 6 (Notification and negotiation of disputes) **does** apply.

The Employer's Nominee is to be confirmed.

The Contractor's Nominee is to be confirmed.

Contractor Particulars 2.2

The works commencement date is: 8/2026 (to be confirmed)

The date for completion of the works is: 9/2026

Contractor Particulars 2.8

The rate of liquidated damages is: **£50 per day or part thereof**

Contractor Particulars 2.10

The rectification period is: **12 months**

Contractor Particulars 4.3

The first Interim Valuation Date is: **no less than 30 days following commencement of works**

The period for the intervals between Interim Valuation Dates is: **30 days**

The percentage of the total value to be certified before practical completion is: **95%**

The percentage of the total amount to be certified on and after practical completion is: **5%**

Contractor Particulars 4.3 & 4.8

No fluctuations provision applies.

Contract Particulars 4.8.1

The period for the supply of documentation for computation of the amount to be finally certified is: **1 month**

Contract Particulars 5.3

The minimum insurance (Contractor's Public Liability) insurance required under clause 5.3 is: **£2,000,000**

Contract Particulars 5.4

Clause 5.4A (Works insurance by Contractor in Joint Names) applies.

Attestation

The contract will be executed as a **deed** using the **JCT form**.

1.6 FORM OF TENDER

- PROJECT TITLE: CNSPC Mannington Recreation Ground, remedial drainage works.

We

hereby tender and undertake to perform the whole of the works/services required in and associated with the Project according to the Specification, Work Schedules, Preliminaries and Drawings examined by us for the firm price sum of:

.....(pounds)

.....(pence)

(£ : p) excluding VAT.

Further we are prepared, when called upon to do so, to enter into and sign a contract, the full terms of which we have read, for the due and proper completion of the works/services.

We understand that we are tendering at our own expense and that the Client is not bound to accept the lowest or any tender.

We declare that we are not party to any scheme or agreement under which:

- we inform any other person the amount of our tender; and/or
- we have fixed the amount of any tender in accordance with a price fixing arrangement.

We accept that the Client is entitled to cancel the contract and to recover from us the amount of any loss resulting from such cancellation if it is discovered that there has been any corrupt or fraudulent act or omission by us which in any way induced the Client to enter into the contract.

We declare that all goods materials and workmanship will meet the appropriate British Standard Specification or British Standard Code of Practice issued by the British Standards Institution or equivalent European standard current at the date of the contract.

We undertake in respect of all persons employed by us or with whom we sub-contract to comply with the Equality Act 2010, Disability Discrimination Act 1995, the Commission for Racial Equality's Code of Practice issued under the Race Relations Act 1976 aimed at eliminating discrimination and promoting equality of opportunity.

We undertake not to transfer, assign, or sub-let any portion of the contract nor create any lien or charge on premises, goods or equipment connected with or forming part of the contract, without the written consent of the Client or its duly authorised officer.

We agree that if, before acceptance of this tender, an error in computation of the tender is detected in the priced document submitted by us we will be given details of the error and the opportunity of confirming the total tender sum or withdrawing the tender.

We agree that the insertion by us of any qualifications to this tender or any unauthorised alterations to any of the tender documents will not affect the original text but will cause the tender to be liable to rejection.

We agree that this tender will remain open for acceptance by the Client and will not be withdrawn by us for a period of 90 days from the last date fixed for the receipt of tenders or any notified extension thereof.

We hereby certify that this is a bona fide tender.

Tenderer's Name

.....

Address

.....

.....

.....

Telephone

.....

Signature*

Name

Date.....

Witness.....

Name

Date.....

* Where the Tenderer is an incorporated association the Company Secretary or a duly authorised Director should sign. In the case of a partnership a Partner should sign. In the case of an individual the Proprietor should sign.

2. PART II: DESIGN SPECIFICATION

2.1 INTRODUCTION AND SITE INFORMATION

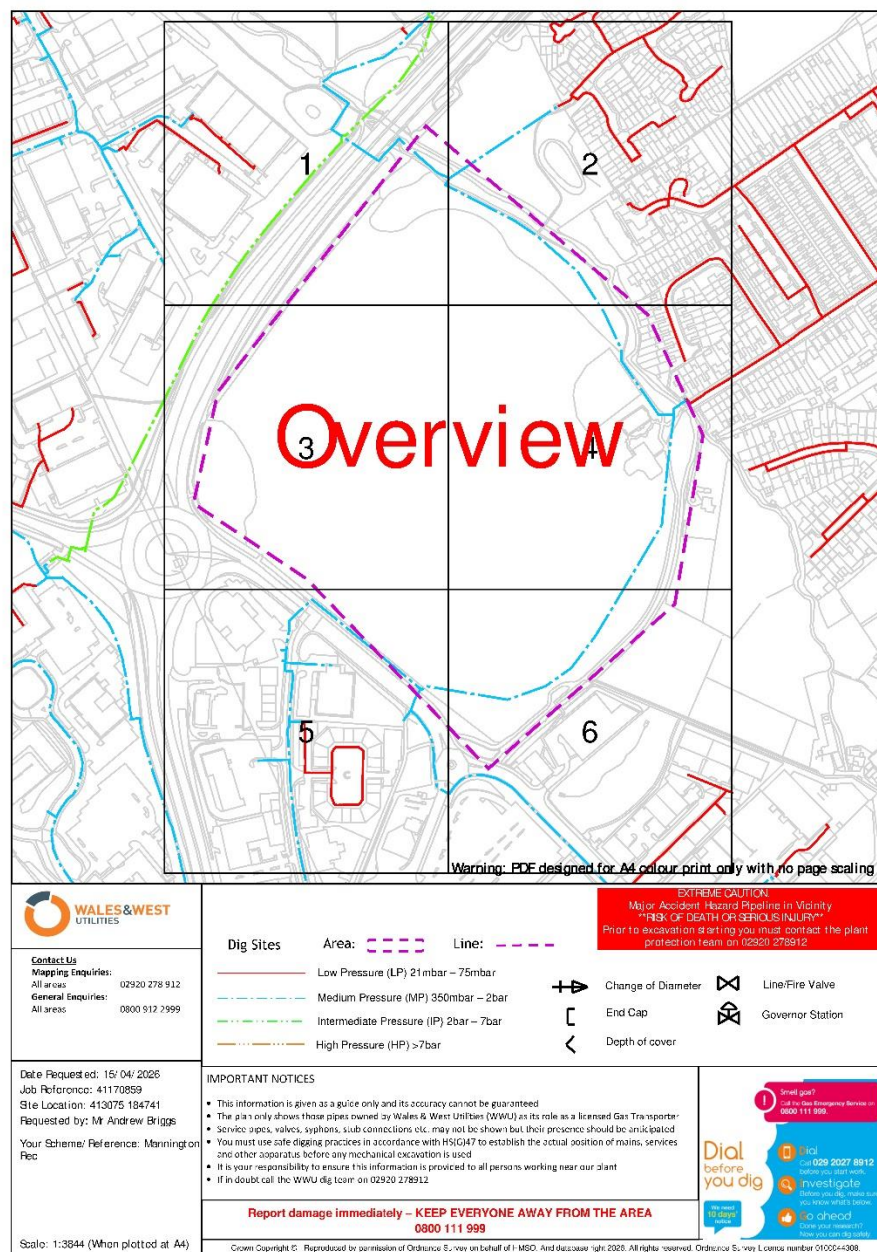
2.1.1 Site location and access

The site is accessed directly off of Paddington Drive, maintenance gates (Access 2 on the accompanying drawing)

2.1.2 Relevant site investigation

A technical assessment has been issued by the GMA, abridged version available on request. The Contractor is recommended to visit the site to assess directly the site and conditions.

There is a gas pipeline passing through the working area; see below. The Contractor must notify the service owner, Wales & West Utilities. Other services may be present, the Contractor is to carry out the necessary checks and liaison with service owners.



2.1.3 Arrangements to visit the site can be made by contacting

Name: Andrew Briggs of CNSPC

Telephone: 01793 466499

2.1.4 CDM (2015) Regulations

The Contractor appointed for this work will be the Principal Contractor.

2.1.5 Timing

The work is proposed to begin in August/September 2026, to be confirmed when events and use of the recreation ground are checked against the intended programme of works with the dates of key stages for drainage work and completion. This is to be provided by the Contractor with the submitted tender.

2.2 GENERAL SCOPE OF THE PROJECT

This specification covers the installation of a new main drain to replace existing main drains that are defunct due to tree root incursion and sedimentation.

The main outfall point is to an existing chamber which then runs to the River Ray bank with an outfall pipe lacking any format headwall.

The intention is to closely monitor the trenching works to identify any useful pipes that may be cut-through whilst trenching, digging out a junction pit and fitting a secure, sealed junction to each pipe.

The scope of work involved is as follows:

DRAINAGE AND GRASS ESTABLISHMENT

Client Responsibility:

- Provision of an access & storage area.
- Identification of the drain outfall, cleaning/de-silting and removal of scrub and vegetation around the headwall area.
- Provision of services information

Contractor Responsibility:

Earthworks:

- Prepare temporary compound area and access route.
- Peg-out electric cables using a CAT detector and hand-dug pits to expose, and other services as applicable.
- Strip topsoil, cart and store to the agreed spoil mound area
- Topsoil replacement to cover the shaped spoil and seed

Drainage:

- Trenching for 160mm main drainage to a new inspection chamber on the eastern boundary, supply & lay a 160mm sealed main drain, connect to silt chamber.
- Supply & lay 80mm lateral pipes at 5m centres, backfill trenches with 10mm crushed clean stone, 50mm deep blinding layer of approved grit with coarse sand to the surface.

Trench Line Seeding:

- Rake, level and seed the trench lines, junction pits and inspection chamber surrounds, removing all stone from the surface. Allow for topping-up as necessary.

2.3 DETAILED SPECIFICATION

Item	Operation
P1	The Contractor shall allow for compliance with all relevant Health and Safety regulations including the Construction Design and Management regulations (CDM) 2015. This shall include performing the role of Principal Contractor.
P2	The Contractor shall allow for the provision of all welfare facilities for staff.
P3	The Contractor shall allow for the mobilisation and demobilisation of all necessary plant to complete the project.
P4	The Contractor shall allow for compliance with all Conditions of Contract, including all insurances and site management costs.
A1	Setting-Out & Preparation
A1.1	Setting-out - The Contractor shall set-out the working area, proposed levels and drainage system layout according to drawings issued and spot level checks.
A1.2	Temporary Parking/Compound - Prepare a temporary parking and compound area using the existing Paddington Drive access point, as agreed with the client.
A1.3	Services - Locate, mark and protect all services on site, including soakaway system. NB – As plotted pipes and cables may not follow an accurate line and depth to that shown in issued drawings.
A1.4	Access over the grassed area - In liaison with the client, establish a route from the main access to the working area using protective measures as appropriate; bog-mats, Trakway, temporary stone layer, etc.
A2	Drainage Arisings
A2.1	Strip back the topsoil over the full area allotted for the deposition of trench arisings, to a minimum depth of 200mm. Store in an agreed position on the outfield area close to the strip zone.
A2.2	Following deposition of arisings and shaping into a low mound, re-topsoil with minimum 200mm settled depth of soil.
A2.3	Rake-over, seed and fertilise the mound, smoothing out the base into the surrounding ground

A3 Drainage System

A3.1

Outfall Point –Allow for the supply and installation of an approved precast GRC headwall to the existing outfall point. The headwall structure is to have inbuilt wing-walls and splash plate, inset into the bank so as not to protrude into the line of flow of the river.

Suitable structures to be similar to the heavy duty 'FlowBrake' Concrete Drainage Headwall with 150 to 300mm knock-out outlet, fitted with HD hinged steel grate.

Section of bank below the headwall splash plate and normal water level to be protected by a 200mm thick concrete revetment, cast in situ, the width of the headwall opening out to 0.6m wider than this at the water level.

A3.2

Inspection Chambers - In the positions marked on the master-drawing, install silt chamber to be constructed of brick, concrete or plastic (conforming to BS7158), with incoming and outgoing pipe invert levels to be a minimum of 700mm from the cover level. To be large enough to permit access for cleaning, jetting & rodding, with a sump of at least 150 mm below the lowest pipe to act as a silt trap.

The top of the chamber shall be set flush with the surrounding ground surface. The cover loading (to BS EN 124) for the inspection chamber on the playing surface shall be Class B125.

A3.3

Drainage System Installation – Supply and install a 160mm sealed main drain from SW IC 1 to the new inspection chambers with a minimum invert level 700mm below the cover level.

Remove the top 150mm of topsoil and place adjacent to the trench for finishing off.

Pipe Laying – Pipes shall be laid dead straight between IC's for ease of relocation in future and shall be laid to a true and even grade, with a smooth trench bed. Trench dimensions for a 160mm pipe to be not less than 200 mm wide. Depth of cover to be a minimum of 600mm, graded to not less than 1:300 fall.

All pipes to be corrugated plastic corresponding to EN1401-1:2009 fitted with proprietary push-fit end-caps and junctions.

A3.4

Backfilling - Sealed main drains are to be backfilled with selected soil, finished with 150mm of topsoil.

A3.5

Junctions - Include a rate for fitting purpose-made junctions to existing pipes found during trenching which are confirmed as being functioning and useful to retain in a working condition. Allow for excavating a junction pit, fitting the junction and backfilling pits with subsoil and finishing with a selected topsoil to a minimum of 150mm depth. All junctions shall be push-fitting proprietary type to match the pipe being used or connected.

A3.6

End Caps – fit purpose-made end caps securely to all pipe ends.

A4 Trench Cultivation & Seeding

A4.1 Stone picking - collect and remove all soil, stones and debris arising from the trenching works from the playing field surface.

A4.2 Seeding - Rake over the topsoil on the trench lines to form a seedbed and seed at a rate of 35g/sq.m with a:

100 % Wear tolerant fine-leaved Perennial Ryegrass: 2 varieties of certified seed of an approved wear tolerant cultivar, taken from the top level of the BSPB Turfgrass Seed list, 2026

A4.3 Fertiliser - On completion of the seed bed preparation and shortly before seeding is carried out, supply and evenly apply 50g/sq.m of a granular fertiliser containing 10% nitrogen: 15% phosphoric acid: 10% potash. Lightly rake into the surface.

A4.4 Topping-up drain lines – the Contractor is to firm all backfill in place to minimize any potential settlement problems whilst ensuring that the pipes are not damaged or compressed.

Should settlement occur due to soil shrinkage, the Contractor is to allow for topping-up over drain lines using a medium-fine sand spread flush with the surrounding ground, with the above seed mix raked into the surface if required in order to maintain a grass cover.

NB: Following seeding, mowing and maintenance will be the responsibility of the Client's Groundsperson, except for any areas that are deemed by the Contract Manager to require overseeding or other remedial treatment.

2.5 Work Schedules

To be forward by the Contractor

2.5 Designers Residual Risk Assessment

The project: Mannington Recreation Ground, remedial drainage.

Nature of work: Pitch drainage, trenching and excavation.

Timescale for works: 8-2026 to 9-2026

Drawings: Attached; drainage master plan.

Existing environment: Recreation ground used for cricket and football.

- Risk of services being present whilst excavating. Service owners to be informed of the intention to dig to allow their setting out before work commences and monitoring.

Method statements & risk assessments to be provided by contractor:

- Methodology for working around gas pipe and other services
- Methodology for working around the public. Trenches to be filled-in after pipe laying and junction fitting.
- Methodology for working on and adjacent to a river bank
- Methodology for handling any potentially contaminated materials found during trenching works.

APPENDIX 1 - PROPOSAL DRAWING

(Also issued separately as a large-format digital file)

Drainage Proposal Plan – outfall zone

