

SCHEDULE OF WORKS

Project: Roof reconstruction and superstructure repairs following fire damage.
Location: The Thatch Cottage, Wix Road, Bradfield, Essex. CO11 2UX
Client: Mr & Mrs Doran

This schedule is to be read in conjunction with the workmanship specification and tender drawings.

Terms such as "front" and "right", when identifying walls and positions of rooms, assume an external viewpoint facing the main entrance. The same terms are applied to the door and window openings and similar features of individual walls, assuming a viewpoint facing the wall in question.

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| 1.0 | ENABLING WORKS | | | | |
| 1.1 | A hazardous material survey is to be carried out prior to the commencement of the works. Include for an R&D survey to be undertaken | | | | |
| 1.2 | Allow to mobilise site including storage of materials. | | | | |
| 1.3 | Provide temporary screening, erection of site fencing as necessary to ensure that the works are carried out in accordance with the relevant health and safety and welfare requirements. | | | | |
| 1.4 | Contractor to carry out a full photographic record of the buildings prior to the works commencing. This record should include the areas that are likely to be affected by the works where skips, stored items and walkways will be used by the contractor. This should extend from the front entrance drive to the rear of the property and surrounding areas into the dwelling extended throughout the ground and first floor areas. | | | | |
| 1.5 | Contractor to allow for all site welfare, including requirements under health and safety for the duration of the contract. | | | | |
| 1.6 | The contractor is responsible for ensuring the stability of the works and all services at all stages of the project. The existing propping has been put in place to create the first floor as a crash deck. The props are to be left on site once works are complete. | | | | |

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| 1.7 | Include for taking out and carting away damaged material, debris, including loose plaster and for the provision of all skips required. Works to be to current waste management regulations. | | | | |
| 1.8 | All works are to comply with the current Building Regulations, Construction, Design and Management Regulations and any other appropriate legislation affecting service installations and the works. Provide all required and necessary signage relating to health and safety which will include such signs displaying the words 'danger' and 'no entry except for authorised personnel' etc. the contractor is to include for all costs associated with the required submission for Building Regulations approval and obtaining a completion certificate prior to practical completion. | | | | |
| 1.9 | Trace all services prior to the commencement of the works. Allow to make safe and cap off as required any electrical services and cables, gas pipes and water pipes and plumbing etc as required. | | | | |
| 1.10 | Electrical provision should be made for temporary supply as necessary to allow for the works to be undertaken. For pricing purposes assume that the main electricity connection has NOT been restored for the duration of the works, and the contractor should allow to provide alternative power (i.e. generator). | | | | |
| 1.11 | Allow to protect all areas of the garden throughout the duration of the works. Any disturbance sustained to grassed areas, paving's etc should be reinstated to the original condition prior to the completion of the contract. | | | | |
| 1.12 | All products and materials selected and used are to be installed in accordance with the manufacturer's instructions. | | | | |
| 1.13 | The building has a Listed Rating, the successful contractor will be required to keep detailed photographic records of the works progress. They will also be required to seek and gain the consent of the Conservation Officer prior to disturbing any finish and to submit full method statements for each | | | | |

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| | operation prior to their commencement. All works are required to be carried out under listed building consent. | | | | |
| 1.14 | Contractor to manage existing scaffold agreement from the commencement of works on site. The main contractor should advise any adaption/alteration/additions necessary to the existing scaffold to complete the works. Any additional costs associated with the works are to be forwarded to the contract administrator. Note that dismantling costs and weekly hire costs have already been agreed as part of the original agreement. | | | | |
| 1.15 | Include for the temporary removal of any fixtures, fittings or obstructions deemed necessary to undertake the proposed works and include for their subsequent replacement/refixing upon completion of the scheduled works. | | | | |
| 1.16 | Remove all existing internal doors and door furniture and set aside for reuse. Allow to label for location replacement, store and protect in a flat dry location. | | | | |
| 2.0 | Roof Reconstruction & Associated Works | | | | |
| 2.1 | Remove the remaining left hand timber frame gable from the top of the existing oak wall plate/tie beam and dispose. Retain existing wall plate/tie beam for repairs. | | | | |
| 2.2 | Remove remaining laths and plaster extending from floor level to the underside of the existing oak wall plate/tie beam to the left-hand gable, exposing the existing studs below the plate. | | | | |
| 2.3 | Remove remaining laths and plaster extending from floor level to the underside of the existing oak wall plate/tie beam to each side of the partition between the left-hand bedroom (Bedroom 1) and central bedroom (Bedroom 2), exposing the existing studs below the plate. | | | | |
| 2.4 | Remove the remaining panels between the existing oak uprights within the partition between the left-hand bedroom (Bedroom 1) and central bedroom (Bedroom 2) from the top of the existing oak tie beam. Remove | | | | |

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| | existing fire damaged studs over the existing tie beam. Retain existing tie beam in position for repair. | | | | |
| 2.5 | Remove remaining laths and plaster extending from floor level to the underside of the existing oak tie beam to each side of the partition between the left-hand bedroom (Bedroom 1) and central bedroom (Bedroom 2), exposing the existing studs below the plate. | | | | |
| 2.6 | Remove the loose plaster extending from floor level to the underside of the existing wall plates on the front wall of the left-hand bedroom (Bedroom 1), exposing the brickwork face. | | | | |
| 2.7 | Remove the loose plaster extending from floor level to the underside of the existing wall plates on the front wall of the central bedroom (Bedroom 2), exposing the brickwork face. | | | | |
| 2.8 | Remove the loose plaster extending from floor level to the underside of the existing wall plate on the rear wall of the central bedroom (Bedroom 2), exposing the existing laths. | | | | |
| 2.9 | Remove the existing modern plasterboard from the oak framed partition and tie beam to the left-hand side of the right-hand chimney stack, exposing the existing oak frame. | | | | |
| 2.10 | Remove the loose plaster extending from floor level to the underside of the existing wall plates on the right-hand gable and front wall of the right-hand bedroom (Bedroom 3), exposing the brickwork face. | | | | |
| 2.11 | Remove the loose plaster between the existing studs, extending from floor level to the underside of the existing wall plate on the rear wall of the right-hand bedroom (Bedroom 3), exposing the brickwork face in part and existing laths. | | | | |
| 2.12 | Retain 3 No. existing rafters to the left-hand side of the right-hand chimney stack where stated on the drawings in preparation for repair. Dispose of all other fire damaged rafters. | | | | |

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| 2.13 | Once all original oak members have been exposed, remove smoke residue from all remaining timber rafters, wall plates and studs by dry ice blasting, using approved specialist conservation approved contractor. Allow test area for conservation officers approval prior to continuation of full works, assuming this will need a separate visit. | | | | |
| 2.14 | Repair the existing structure as described below and detailed on the drawings. This is to include for preparing existing wall plates over the existing timber frame structure, repairs and replacement of existing fire damaged structural members in preparation for providing a new main roof over. | | | | |
| 2.15 | Remove the existing fire damaged wall plate to the rear of the left-hand bedroom (Bedroom 1) extending from the left-hand gable across the full width of the room. Ends of existing studs below to be retained where possible, removing fire damaged sections. Provide new matching sized section of oak wall plate (160mm x 170mm) where removed allowing, all splice laps with existing adjoining wall plates and reconnection of existing studs below the plate using traditional joints. Allow for splicing of new vertical stud ends where fire damaged below the plate in matching sized oak sections. | | | | |
| 2.16 | Remove the existing fire damaged wall plate to the front left-hand corner of the left-hand bedroom (Bedroom 1) extending from the left-hand gable across the width of the room for 1.2m and extending from the front left corner for 1.5m towards the rear. Ends of existing studs below to be retained where possible, removing fire damaged sections. Provide new matching sized section of oak wall plate (220mm x 180mm) where removed allowing, all splice laps with existing adjoining wall plates and reconnection of existing studs below the plate using traditional joints. Allow for splicing of new vertical stud ends where fire damaged below the plate in matching sized oak sections. | | | | |
| 2.17 | Remove approximately 1m of the existing fire damaged oak wall plate/tie beam within the partition between the left-hand bedroom (Bedroom 1) and central bedroom (Bedroom 1) to the rear right hand corner of the left- | | | | |

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| | hand bedroom extending from the rear wall. Ends of existing studs below to be retained where possible, removing fire damaged sections. Provide new matching sized section of oak wall plate where removed, allowing all splice laps with existing adjoining wall plates and reconnection of existing studs below the plate using traditional joints. Allow for splicing of new vertical stud ends where fire damaged below the plate in matching sized oak sections. | | | | |
| 2.18 | Remove approximately 2m of the existing fire damaged wall plate to the rear wall of the right-hand bedroom (Bedroom 3) commencing from approximately 1m from the left-hand partition extending to the right across the width of the room for 2m. Ends of existing studs below to be retained where possible, removing 2No. fire damaged sections to the right-hand side. Provide new matching sized section of oak wall plate where removed allowing, all splice laps with existing adjoining wall plates and reconnection of existing studs below the plate using traditional joints. Allow for splicing of new vertical stud ends where fire damaged below the plate in matching sized oak sections. | | | | |
| 2.19 | Existing front wall plate to the right-hand bedroom (Bedroom 3) to be replaced for approximately 2.5m, extending from the front right-hand corner. Provide new matching sized section of oak wall plate where removed, allowing all splice laps with existing adjoining wall plate. Re bed the entire wall plate following ice blasting and cleaning of the existing section, then resin anchor in place to existing brickwork below. Drill holes within oak plate to be filled with oak plugs on completion. | | | | |
| 2.20 | Reconstruct left hand gable wall in oak frame, constructed over existing repaired left hand oak wall plate/tie beam in accordance with drawing 53404, allowing for a jerkinhead hipped gable. | | | | |
| 2.21 | Existing right hand brickwork gable to be releveled by introducing new brickwork to top of existing wall in preparation to receive new wall plate and oak frame over. Bricks to match existing, laid in matching mortar. | | | | |

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| | Level of new plate to match existing plate height on left hand gable end. | | | | |
| 2.22 | Reconstruct right hand gable wall in oak frame, constructed over new oak wall plate/tie beam in accordance with drawing 53404, allowing for a jerkinhead hipped gable. | | | | |
| 2.23 | Repair damaged brickwork to the left-hand chimney stack by locally replacing broken bricks and repointing. | | | | |
| 2.24 | Repair damaged brickwork and render to the right-hand chimney stack by locally replacing broken bricks, repointing and rendering. | | | | |
| 2.25 | Allow for removing smoke residue from exposed brickwork chimney for full height with suitable conservation approved brickwork cleaner. | | | | |
| 2.26 | Provide new construction oak rafters and collars as specified on drawing 52833/B/03 over existing/repared wall plates. Allow for traditional joints for all connections. Feet of rafters to also be coach bolted to existing wall plate using M16 coach bolts, recessed and plugged with oak pellets. | | | | |
| 2.27 | Construct new roof dormer to front elevation of central bedroom in accordance with drawing 53404. | | | | |
| 2.28 | Construct new roof dormer to rear elevation of central bedroom in accordance with drawing 53404. | | | | |
| 2.29 | Provide 12mm Ply over roof structure as detailed on drawing 53404. | | | | |
| 2.30 | Provide 9mm Supalux Promat Fire Protection Board over the ply layer as detailed on drawing 53404. | | | | |
| 2.31 | Install 50mm deep x 75mm wide counter battens fixed through ply and fire barrier to each rafter in accordance with drawing 53404. | | | | |
| 2.32 | Provide Tyvek breather felt fixed over counter battens in accordance with the manufacturers instructions and drawing 53404. | | | | |

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| 2.33 | Provide adequate battens to thatcher's requirements (38mm x 50mm) fixed at 300mm centres to counter battens over the Tyvek breather felt layer as detailed on drawing 53404 in preparation to receive new thatch by others (Thatcher). | | | | |
| 2.34 | Main contractor's attendance, on thatching works by others employed directly by the client. It is envisaged that the thatching works will be carried out once the roof structure is complete while the main contractor is still on site and will have use of the scaffold, welfare and storage space. | | | | |
| 2.35 | Allow for code 5 lead flashing to all abutments with chimney etc. following completion of thatching. | | | | |
| 2.36 | Remove tiles from single storey rear left lean to toilet extension and set aside unbroken tiles for reuse. | | | | |
| 2.37 | Remove tiles from single storey left lean to snug extension and set aside unbroken tiles for reuse. | | | | |
| 2.38 | Remove bitumen roof finish from single storey rear left bathroom, rear left lobby and left garage extension and discard. On removal of roof finish, contract administrator to inspect exposed decking board and determine adequacy for re use. | | | | |
| 2.39 | Remove bitumen roof finish from single storey rear right flat roof kitchen extension and discard. On removal of roof finish, contract administrator to inspect exposed decking board and determine adequacy for re use. | | | | |
| 2.40 | Remove tiles from single storey rear right lean to kitchen extension and set aside unbroken tiles for reuse. | | | | |
| 2.41 | Contract administrator to inspect all uncovered roofs to determine the need any unforeseen but necessary repairs. | | | | |
| 2.42 | Allow a provisional sum of £6000.00 for any unforeseen but necessary repairs to garage, bathroom, toilet, snug and kitchen roofs. | | PS | £6,000.00 | |

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| 2.43 | Rear left bathroom, rear left lobby and left garage to be re roofed in accordance with the drawings 53404, allowing for a warm deck insulated construction over. Allow for all roof finishes, lapping and code 5 lead flashing to existing abutments. | | | | |
| 2.44 | Existing lean-to toilet roof to be insulated in accordance with drawing 53404. | | | | |
| 2.45 | Retile existing lean-to toilet roof, including for breather membrane, battens and reuse tiles as specified, allowing for 75% replacement. | | | | |
| 2.46 | Existing fire damaged rafters over existing lean to snug to be replaced in accordance with drawing 53404. | | | | |
| 2.47 | Existing lean to snug roof to be insulated in accordance with drawing 53404. | | | | |
| 2.48 | Retile existing lean to snug roof, including for breather membrane, battens and reuse tiles as specified, allowing for 75% replacement. | | | | |
| 2.49 | Rear right kitchen flat roof to be re roofed in accordance with the drawings 53404, allowing for a warm deck insulated construction over. Allow for all roof finishes, lapping and code 5 lead flashing to existing abutments. | | | | |
| 2.50 | Existing fire damaged rafters over existing lean to kitchen to be replaced in accordance with drawing 53404. | | | | |
| 2.51 | Existing kitchen lean to roof to be insulated in accordance with drawing 53404. | | | | |
| 2.52 | Retile existing kitchen lean to roof, including for breather membrane, battens and reuse tiles as specified, allowing for 75% replacement. | | | | |
| 2.53 | Note: The reinstatement of wall and ceiling finishes at roof level and first floor to be specified within the internal superstructure repair works. | | | | |
| 3.0 | Drying Process | | | | |
| 3.1 | At least 2 weeks before the roof construction has been carried out and the property is | | | | |

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| | watertight allow to employ specialist drying contractor to inspect the property and provide a report. | | | | |
| 3.2 | Allow a provisional sum for any drying deemed to be required in the above, and allow 2 weeks within the programme for these works when no internal works may progress. Drying certificate to be obtained on completion of the drying process and passed to contract administrator prior to commencement of internal works. | | PS | £4,500.00 | |
| 4.0 | Internal Superstructure Repairs | | | | |
| 5.0 | General Internal Repairs | | | | |
| 5.1 | Allow for Anglia Thermalime, and finished with Fine Lime (pre-bagged from Anglian Lime) for all new internal plaster finishes to existing or new laths in accordance with the manufacturer's instructions. | | | | |
| 5.2 | All paints used are to be compatible with lime and breathable. Allow for earthborn clay paint or similar approved. | | | | |
| 5.3 | Provide a rate per meter length to carry out timber plate repairs, allowing for removal and replacement of a matching size section of wall plate, all splice laps and reconnection of existing studs using traditional joints. | | | N/A | |
| 5.4 | Provide a rate per meter length to carry out timber stud repairs, allowing for removal and replacement of a matching size section of wall studs, all splice laps and reconnection of existing studs using traditional joints. | | | N/A | |
| 5.5 | Provide a rate per meter square to carry out plaster repairs over sole plate and between studs, allowing for the removal and replacement of a plaster between studs to match existing, over new timber laths. | | | N/A | |
| 5.6 | Provide a rate per meter square to carry out plaster repairs over sole plate and between studs, allowing for the removal and replacement of a plaster between studs to match existing retaining existing laths. | | | N/A | |
| 6.0 | Ground Floor | | | | |
| 7.0 | Rear Left Hand Single Storey Bathroom | | | | |

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| 7.1 | Carefully clean down bathroom and toilet suite with suitable cleaners and allow for further inspection by Contract Administrator. | | | | |
| 7.2 | Provide a provisional sum of £3,000 for the supply and installation of a new bathroom suite to match the existing style. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | PS | £3,000.00 | |
| 7.3 | Remove smoke residue from tiled floor with suitable cleaners. | | | | |
| 7.4 | Provide a provisional sum to re grout existing floor tiles. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | | | |
| 7.5 | Remove smoke residue from walls and ceilings with suitable cleaners and stain blockers ready for redecoration. | | | | |
| 7.6 | Remove smoke residue from tiled areas of walls with suitable cleaners and allow for further inspection by contract administrator. | | | | |
| 7.7 | Provide a sum to re grout existing wall tiles. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | | | |
| 7.8 | Provide sum to remove existing wall tiles and re tile walls allowing a sum of £25.00 per m2 for the purchase of tiles. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | | | |
| 7.9 | Provide sum to remove existing floor tiles and re tile floor allowing a sum of £25.00 per m2 for the purchase of tiles. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | | | |
| 7.10 | Provide a sum to remove the ceiling and replace with 12.5mm Gyproc Wallboard plasterboard to ceiling, tape joints and skim finish. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | | | |
| 7.11 | Prepare and redecorate ceilings in two coats of emulsion. Colour to client's choice. | M60 | | | |

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| 7.12 | Inspect existing set aside internal door. | | | | |
| 7.13 | Reinstate existing set aside door, ease and adjust. | | | | |
| 7.14 | Prepare all painted woodwork and redecorate to a satin finish to match existing. | M60 | | | |
| 7.15 | UPVC specialist contractor to carry out an inspection of the existing UPVC window and to provide a report. Report to contain recommendations of any works required to the window in accordance with current regulations. On completion, report to be issued to Contractor administration for consideration. | | | | |
| 8.0 Rear Left Hand Single Storey Toilet | | | | | |
| 8.1 | Carefully clean down toilet suite with suitable cleaners and allow for further inspection by Contract Administrator. | | | | |
| 8.2 | Remove existing ceiling from inclined rafters /sloping ceiling and discard. These works are to be carried out in conjunction with the roof repairs over. | | | | |
| 8.3 | Rafters/sloping ceiling to be Provided with 65mm Kingspan Kooltherm K7 insulation board between existing 100mm x 50mm rafters and 62.5mm Kingspan kooltherm k118 insulated plasterboard & skim finish to internal face of rafters in accordance with the manufacturer's instructions. | | | | |
| 8.4 | Provide a provisional sum of £500 for the supply and installation of a new toilet suite to match the existing style. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | PS | £500.00 | |
| 8.5 | Remove smoke residue from tiled floor with suitable cleaners. | | | | |
| 8.6 | Provide a provisional sum to re grout existing floor tiles. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | | | |
| 8.7 | Remove smoke residue from walls and ceilings with suitable cleaners and stain blockers ready for redecoration. | | | | |

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| 8.8 | Provide sum to remove existing floor tiles and re tile floor allowing a sum of £25.00 per m2 for the purchase of tiles. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | | | |
| 8.9 | Prepare and redecorate ceilings in two coats of emulsion. Colour to client's choice. | M60 | | | |
| 8.10 | Prepare and redecorate walls in two coats of emulsion. Colour to client's choice. | M60 | | | |
| 8.11 | Inspect existing set aside internal door. | | | | |
| 8.12 | Reinstate existing set aside door, ease and adjust. | | | | |
| 8.13 | Prepare all painted woodwork and redecorate to a satin finish to match existing. | | | | |
| 8.14 | UPVC specialist contractor to carry out an inspection of the existing UPVC window and to provide a report. Report to contain recommendations of any works required to the window in accordance with current regulations. On completion, report to be issued to Contractor administration for consideration. | | | | |
| 9.0 | Rear Left Hand Lobby (Including Cupboard) | | | | |
| 9.1 | Remove shelving, units and cupboard doors from front cupboard and set aside for reuse. | | | | |
| 9.2 | Remove existing bitumen floor tiles and discard. A hazardous material survey is to be carried out prior to the commencement of the works. | | | | |
| 9.3 | Remove smoke residue from walls and ceilings with suitable cleaners and stain blockers ready for redecoration. | | | | |
| 9.4 | Remove smoke residue from all exposed timber ceiling beams & wall posts by dry ice blasting, using approved specialist conservation approved contractor. Allow test area for conservation officers approval prior to continuation of full works. | | | | |
| 9.5 | Provide a sum to remove the ceiling and replace with 12.5mm Gyproc Wallboard plasterboard to ceiling, tape joints and skim | | | | |

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| | finish. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | | | |
| 9.6 | Prepare and redecorate ceilings in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 9.7 | Prepare and redecorate walls in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 9.8 | Prepare and decorate all exposed beams and posts in linseed oil. | M60 | | | |
| 9.9 | Reinstate shelving, units and cupboard doors to front cupboard. | | | | |
| 9.10 | Provide a sum to provide new shelving, units and door to the front cupboard in the event that the existing cannot be reused. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | | | |
| 9.11 | Prepare all stained woodwork and redecorate in stain or varnish. Colour to match existing. | M60 | | | |
| 9.12 | Prepare all painted woodwork and redecorate to a satin finish to match existing. | M60 | | | |
| 10.0 | Left Hand Room of Main Cottage (Entrance Hall) | | | | |
| 10.1 | Remove smoke residue from walls with suitable cleaners and stain blockers ready for redecoration. | | | | |
| 10.2 | Remove smoke residue from all exposed timber ceiling beams & wall posts by dry ice blasting, using approved specialist conservation approved contractor. Allow test area for conservation officers approval prior to continuation of full works. | | | | |
| 10.3 | Remove smoke residue from concrete floor by using conservation approved brickwork cleaner. | | | | |
| 10.4 | Remove loose plaster from rear of right-hand partition wall, replaster and skim finish. | | | | |
| 10.5 | Provide new 12.5mm Gyproc Wallboard plasterboard to ceiling, tape joints and skim | | | | |

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| | finish between existing ceiling beams. Fix plasterboard to new 50mm x 50mm softwood battens set back to a sufficient depth to allow ceiling beams to be exposed beyond the ceiling line to match existing. | | | | |
| 10.6 | Remove smoke residue from existing stairs and stair stringer to first floor by sanding. Provide 5No. new stair treads to top of the existing stairs to match existing, retaining the existing stair stringer. | | | | |
| 10.7 | Provide a cost for the removal and replacement of the stairs in the event that these need to be replaced in their entirety. This sum or part sum is only to be expended upon the written instruction of the contract administrator. | | | | |
| 10.8 | Remove and replace skirtings to match existing profile. | | | | |
| 10.9 | Ease and adjuster front external door. | | | | |
| 10.10 | Prepare and redecorate ceilings in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 10.11 | Prepare and redecorate walls in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 10.12 | Prepare and decorate all exposed beams and posts in linseed oil. | M60 | | | |
| 10.13 | Inspect existing set aside internal doors. | | | | |
| 10.14 | Reinstate existing set aside door to rear left lobby and lounge, ease and adjust. | | | | |
| 10.15 | Prepare all stained woodwork and redecorate in stain or varnish. Colour to match existing. | M60 | | | |
| 10.16 | Ease and adjust existing windows. | | | | |
| 10.17 | Prepare all painted woodwork and redecorate to a satin finish to match existing. | M60 | | | |
| 11.0 | Snug (Rear Single Storey Lean To Off Entrance Hall) | | | | |
| 11.1 | Remove existing ceiling from inclined rafters /sloping ceiling and discard. These works are | | | | |

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| | to be carried out in conjunction with the roof repairs over. | | | | |
| 11.2 | Remove existing skirting, set aside sample to obtain matching replacement. | | | | |
| 11.3 | Remove existing plasterboard from external walls and discard. | | | | |
| 11.4 | Remove smoke residue from brick floor by using conservation approved brickwork cleaner. | | | | |
| 11.5 | Line all external brickwork walls with 62.5mm Kingspan kooltherm k118 insulated plasterboard to internal face of external brickwork walls over 25mm x 47mm treated battens fixed to wall strictly in accordance with the manufacturer's instructions. Provide skim finish to the face of plasterboard. | | | | |
| 11.6 | Rafters/sloping ceiling to be Provided with 65mm Kingspan Kooltherm K7 insulation board between existing 100mm x 50mm rafters and 62.5mm Kingspan kooltherm k118 insulated plasterboard & skim finish to internal face of rafters in accordance with the manufacturer's instructions. | | | | |
| 11.7 | Provide a provisional sum to re grout existing brick joints. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | | | |
| 11.8 | Prepare and redecorate ceilings in two coats of emulsion. Colour to client's choice. | | | | |
| 11.9 | Prepare and redecorate walls in two coats of emulsion. Colour to client's choice. | | | | |
| 11.10 | Replace skirtings to match existing profile. | | | | |
| 11.11 | Prepare all painted woodwork and redecorate to a satin finish to match existing. | | | | |
| 11.12 | UPVC specialist contractor to carry out an inspection of the existing UPVC window and to provide a report. Report to contain recommendations of any works required to the window in accordance with current regulations. On completion, report to be issued to Contractor administration for consideration. | | | | |

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|-------------|--|-------------|------|---|---|
| 12.0 | Front Left Boiler Cupboard off Entrance Lobby | | | | |
| 12.1 | Remove smoke residue from walls and ceilings with suitable cleaners and stain blockers ready for redecoration. | | | | |
| 12.2 | Remove smoke residue from concrete floor by using conservation approved brickwork cleaner. | | | | |
| 12.3 | Provide a cost to remove the ceiling and replace with 12.5mm Gyproc Wallboard plasterboard to ceiling, tape joints and skim finish. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | | | |
| 12.4 | Prepare and redecorate ceilings in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 12.5 | Prepare and redecorate walls in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 12.6 | Inspect existing set aside internal door. | | | | |
| 12.7 | Reinstate existing set aside door, ease and adjust. | | | | |
| 12.8 | Prepare all stained woodwork and redecorate in stain or varnish. Colour to match existing. | M60 | | | |
| 12.9 | Prepare all painted woodwork and redecorate to a satin finish to match existing. | M60 | | | |
| 13.0 | Central Room Of Main Cottage (Lounge) | | | | |
| 13.1 | Remove smoke residue from walls with suitable cleaners and stain blockers ready for redecoration. | | | | |
| 13.2 | Remove smoke residue from all exposed timber ceiling beams & wall posts by dry ice blasting, using approved specialist conservation approved contractor. Allow test area for conservation officers approval prior to continuation of full works. | | | | |
| 13.3 | Remove smoke residue from tiled floor by using conservation approved brickwork cleaner. | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-----------------|--|--------------------|-------------|----------|----------|
| 13.4 | Remove false brick work to chimney and all surround brickwork and shelf and discard. | | | | |
| 13.5 | Allow to prepare brickwork where the above has been removed and allow to replaster up to fireplace opening in lime, with new beading as required. | | | | |
| 13.6 | Provide a provisional sum to re grout existing floor tiles. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. | | | | |
| 13.7 | Provide new 12.5mm Gyproc Wallboard plasterboard to ceiling, tape joints and skim finish between existing ceiling beams. Fix plasterboard to new 50mm x 50mm softwood battens set back to a sufficient depth to allow ceiling beams to be exposed beyond the ceiling line to match existing. | | | | |
| 13.8 | Remove and replace skirtings to match existing profile. | | | | |
| 13.9 | Remove smoke residue from timber mantel shelf by sanding. | | | | |
| 13.10 | Remove the secondary glazing from all of the windows. | | | | |
| 13.11 | Ease and adjust all of the original timber windows. | | | | |
| 13.12 | Replace any broken panes of existing glass within window frame to match existing. | | | | |
| 13.14 | Prepare all of the original timber windows and redecorate to a satin finish to match existing, prior to the replacement of the secondary glazing. | | | | |
| 13.15 | Clean and reinstate the secondary glazing to all of the windows following decoration of original windows. | | | | |
| 13.16 | Ease and adjuster rear external door. | | | | |
| 13.17 | Prepare and redecorate ceilings in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-----------------|--|--------------------|-------------|----------|----------|
| 13.18 | Prepare and redecorate walls in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 13.19 | Prepare and decorate all exposed beams and posts in linseed oil. | M60 | | | |
| 13.20 | Prepare all stained woodwork and redecorate in stain or varnish. Colour to match existing. | M60 | | | |
| 13.21 | Prepare all painted woodwork and redecorate to a satin finish to match existing. | M60 | | | |
| 13.22 | Existing log burner and flue to be inspected and serviced by specialist contractor and report issued to contract administrator. | | | | |
| 13.23 | Allow a provisional sum of £2000 for the replacement of the flue by specialist contractor. | | | | |
| 13.24 | Allow a provisional sum of £1500 for the replacement of the log burner by specialist contractor. | | | | |
| 14.0 | Right Hand Room Of Main Cottage (Dining Room) | | | | |
| 14.1 | Remove smoke residue from walls with suitable cleaners and stain blockers ready for redecoration. | | | | |
| 14.2 | Remove smoke residue from all exposed timber ceiling beams & wall posts by dry ice blasting, using approved specialist conservation approved contractor. Allow test area for conservation officers approval prior to continuation of full works. | | | | |
| 14.3 | Remove smoke residue from tiled floor by using conservation approved brickwork cleaner. | | | | |
| 14.4 | Remove false brick work to chimney and all surround brickwork and shelf and discard. | | | | |
| 14.5 | Allow to prepare brickwork where the above has been removed and allow to replaster up to fireplace opening in lime, with new beading as required. | | | | |
| 14.6 | Provide a provisional sum to re grout existing floor tiles. This sum or part sum is only to be | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-----------------|--|--------------------|-------------|----------|----------|
| | expended upon the written instruction of the Contract Administrator. | | | | |
| 14.7 | Provide new 12.5mm Gyproc Wallboard plasterboard to ceiling, tape joints and skim finish between existing ceiling beams. Fix plasterboard to new 50mm x 50mm softwood battens set back to a sufficient depth to allow ceiling beams to be exposed beyond the ceiling line to match existing. | | | | |
| 14.8 | Remove and replace skirtings to match existing profile. | | | | |
| 14.9 | Remove existing timber shelving from right hand side of chimney and set aside for reuse. | | | | |
| 14.10 | Remove smoke residue from timber mantel shelf and timber fire surround by sanding. | | | | |
| 14.11 | Remove the secondary glazing from all of the windows. | | | | |
| 14.12 | Ease and adjust all of the original timber windows. | | | | |
| 14.13 | Replace any broken panes of existing glass within window frame to match existing. | | | | |
| 14.14 | Prepare all of the original timber windows and redecorate to a satin finish to match existing, prior to the replacement of the secondary glazing. | | | | |
| 14.15 | Clean and reinstate the secondary glazing to all of the windows following decoration of original windows. | | | | |
| 14.16 | Prepare and redecorate ceilings in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 14.17 | Prepare and redecorate walls in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 14.18 | Reinstate existing set aside timber shelving to right hand side of chimney. | | | | |
| 14.19 | Prepare and decorate all exposed beams and posts in linseed oil. | M60 | | | |
| 14.20 | Prepare all stained woodwork and redecorate in stain or varnish. Colour to match existing. | M60 | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-----------------|--|--------------------|-------------|----------|----------|
| 14.21 | Prepare all painted woodwork and redecorate to a satin finish to match existing. | M60 | | | |
| 14.22 | Existing flue to be inspected and serviced by specialist contractor and report issued to contract administrator. | | | | |
| 14.23 | Allow a provisional sum of £2000 for the replacement of the flue by specialist contractor. | | | | |
| 15.0 | Rear Right Hand Room (Kitchen) | | | | |
| 15.1 | Remove plasterboard ceiling from below flat roof area and discard. | | | | |
| 15.2 | Remove plasterboard ceiling from between existing exposed lean-to rafter under rear left kitchen lean to roof section and discard. | | | | |
| 15.3 | Provide new 12.5mm Gyproc Wallboard plasterboard to ceiling, tape joints and skim finish between existing ceiling beams to rear right lean to section. Fix plasterboard to new 50mm x 50mm softwood battens set back to a sufficient depth to allow ceiling beams to be exposed beyond the ceiling line to match existing. This work is to be carried out in conjunction with the roof works over. | | | | |
| 15.4 | Provide new 12.5mm Gyproc Wallboard plasterboard to flat roof ceiling section, tape joints and skim finish. This work is to be carried out in conjunction with the flat roof insulated warm deck installation over. | | | | |
| 15.5 | Remove smoke residue from walls and ceilings with suitable cleaners and stain blockers ready for redecoration. | | | | |
| 15.6 | Remove smoke residue from all exposed timber ceiling beams & wall posts by dry ice blasting, using approved specialist conservation approved contractor. Allow test area for conservation officers approval prior to continuation of full works. | | | | |
| 15.7 | Remove smoke residue from tiled floor by using conservation approved brickwork cleaner. | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-----------------|---|--------------------|-------------|-----------|----------|
| 15.8 | Remove the existing wooden worktop, wooden splash backs, ceramic sink and taps and set aside for reuse. | | | | |
| 15.9 | Remove existing base and wall units and set aside for possible re-use. | | | | |
| 15.10 | Specialist contractor to carry out an inspection of the existing free standing rangemaster cooker and to provide a report. Report to contain recommendations of any works required to the cooker in accordance with current regulations. On completion, report to be issued to Contractor administration for consideration. | | | | |
| 15.11 | Provide new wall and base units to match existing. (Layout & style of new kitchen to be based on existing kitchen photographs in tender documents). | | | | |
| 15.12 | Existing Wooden worktops and splash backs to be refurbished by specialist, removing all smoke residue and dirt, ready for reinstallation. | | | | |
| 15.13 | Clean existing ceramic sink and taps, removing all smoke residue and dirt, ready for reinstallation. | | | | |
| 15.14 | Provide a cost to fit the new kitchen base and wall units and reinstating the existing wooden worktop, splashbacks, ceramic sink and taps. Allow for all plumbing and electrical fixtures, fittings and connections. (Layout & style of new kitchen to be based on existing kitchen photographs in tender documents). | | | | |
| 15.15 | Allow a provisional sum of £6,000 for the supply of a new kitchen suite to match the existing style. This sum or part sum is only to be expended upon the written instruction of the Contract Administrator. (Layout & style of new kitchen to be based on existing kitchen photographs in tender documents). | | PS | £6,000.00 | |
| 15.16 | Reinstate existing wooden splashbacks to perimeter of kitchen worktops to match existing. | | | | |
| 15.17 | Remove the secondary glazing from all of the windows. | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-----------------|---|--------------------|-------------|----------|----------|
| 15.18 | Ease and adjust all of the original timber windows. | | | | |
| 15.19 | Replace any broken panes of existing glass within window frame to match existing. | | | | |
| 15.20 | Prepare all of the original timber windows and redecorate to a satin finish to match existing, prior to the replacement of the secondary glazing. | | | | |
| 15.21 | Clean and reinstate the secondary glazing to all of the windows following decoration of original windows. | | | | |
| 15.22 | Prepare and redecorate ceilings in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 15.23 | Prepare and redecorate walls in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 15.24 | Prepare and decorate all exposed beams and posts in linseed oil. | M60 | | | |
| 15.25 | Ease and adjust rear external door. | | | | |
| 15.26 | Prepare all stained woodwork and redecorate in stain or varnish. Colour to match existing. | M60 | | | |
| 15.27 | Prepare all painted woodwork and redecorate to a satin finish to match existing. | M60 | | | |
| 16.0 | First Floor | | | | |
| 16.1 | Note: works to first floor bedrooms to be carried out in conjunction with roof reconstruction and associated works section | | | | |
| 17.0 | Bedroom 1 (Left Room) | | | | |
| 17.1 | Remove fire damaged floor boards, retaining salvageable boards for reuse elsewhere. | | | | |
| 17.2 | Provide and install new floorboards to match existing. Finished floor level to match existing. | | | | |
| 17.3 | Provide new lath and lime plaster extending from floor level to the underside of the existing wall plate/tie beam on the rear wall. | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-----------------|--|--------------------|-------------|----------|----------|
| 17.4 | Provide new lath and lime plaster extending from floor level to the underside of the existing wall plate/tie beam on the left gable wall. | | | | |
| 17.5 | Provide new lath and lime plaster extending from floor level to the underside of the existing wall plate/tie beam on the partition between the left-hand bedroom and central bedroom. | | | | |
| 17.6 | Provide new oak frame partition over the existing tie beam within the partition between the left-hand bedroom (Bedroom 1) and the central bedroom (Bedroom 2) comprising of 100mm x 100mm exposed oak studs at 400mm centres, allowing for all splice laps and reconnection of studs using traditional joints. Uprights are to be securely fixed into the rafters over and tie beam below, using traditional joints. | | | | |
| 17.7 | Provide new lath and lime plaster panels between the exposed oak uprights within the external left-hand gable wall from the top of the existing oak tie beam. | | | | |
| 17.8 | Provide new lath and lime plaster panels between the exposed oak uprights within the partition between the left-hand bedroom (Bedroom 1) and central bedroom (Bedroom 2) from the top of the existing oak tie beam. | | | | |
| 17.9 | Provide new door stops, lining and architrave to match existing style within the door opening between bedroom 1 and bedroom 2. | | | | |
| 17.10 | Provide new lime plaster extending from floor level to the underside of the existing wall plates on the front wall. | | | | |
| 17.11 | Provide new timber partition to left hand side of stairwell, comprising of 100mm x 100mm exposed oak studs at 400mm centres, with head and sole plates, finished between each stud with 12.5mm Gyproc Wallboard plasterboard, tape joints and skim finish, forming panels. Where required fix plasterboard to new 50mm x 50mm softwood battens set back to a sufficient depth to allow posts to be exposed. | | | | |
| 17.12 | Provide new 12.5mm Gyproc Wallboard plasterboard to ceiling, tape joints and skim | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-------------|---|-------------|------|---|---|
| | finish between existing exposed rafters ceiling beams. Where required fix plasterboard to new 50mm x 50mm softwood battens set back to a sufficient depth to allow ceiling beams to be exposed beyond the ceiling line to match existing. | | | | |
| 17.13 | Provide new hardwood window frame and double glazed window units to match existing style within left hand gable window opening. | | | | |
| 17.14 | Provide new door stops, lining and architrave to match existing style within the door opening between bedroom 1 and bedroom 2. | | | | |
| 17.15 | Provide new ledged and braced door to match existing style between door opening to central room (Bedroom 2). Allow for all door furniture and fixings. | | | | |
| 17.16 | Provide new timber step between bedroom 1 and bedroom 2. Max riser 220mm, min riser 150. Max going 300mm, min going 220mm. Maximum riser 220. Minimum going 220 Minimum nosing 16mm. | | | | |
| 17.17 | Prepare and redecorate ceilings in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 17.18 | Prepare and redecorate walls in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 17.19 | Prepare and decorate all exposed rafters, beams and posts in linseed oil. | M60 | | | |
| 17.20 | Provide a new timber handrail/balustrade to the stairs and landing in accordance with current building regulations Part K. | | | | |
| 17.21 | Prepare all stained woodwork and redecorate in stain or varnish. Colour to match existing. | M60 | | | |
| 17.22 | Prepare all painted woodwork and redecorate to a satin finish to match existing. | M60 | | | |
| 18.0 | Bedroom 2 (Central Room) | | | | |
| 18.1 | Remove smoke residue from floor boards by sanding. | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-----------------|--|--------------------|-------------|----------|----------|
| 18.2 | Provide and install new floorboards to match existing. Finished floor level to match existing. | | | | |
| 18.3 | Provide new lath and lime plaster extending from floor level to the underside of the existing wall plate/tie beam on the rear wall. | | | | |
| 18.4 | Provide new lath and lime plaster extending from floor level to the underside of the existing wall plate/tie beam on the partition between the central bedroom (Bedroom 2) and left-hand bedroom (Bedroom 1). | | | | |
| 18.5 | Provide new lath and lime plaster panels between the new oak uprights within the partition between the central bedroom (Bedroom 2) and left-hand bedroom (Bedroom 1) from the top of the existing oak tie beam. | | | | |
| 18.6 | Existing retained uprights and tie beam within the partition to the left-hand side of the right chimney stack are to be repaired by removing fire damaged sections from each upright, allowing for removal and replacement of a matching size section of wall stud, all splice laps and reconnection of existing studs using traditional joints. Uprights are to be securely fixed into the rafters over and tie beam below, using traditional joints. | | | | |
| 18.7 | Provide new 12.5mm Gyproc Wallboard plasterboard panels to the partition to the left-hand side of the right chimney stack, tape joints and skim finish between existing exposed oak studs and tie beam. Where required fix plasterboard to new 50mm x 50mm softwood battens set back to a sufficient depth to allow ceiling beams to be exposed beyond the ceiling line to match existing. | | | | |
| 18.8 | Provide new lime plaster extending from floor level to the underside of the existing wall plates on the front wall. | | | | |
| 18.9 | Provide new 12.5mm Gyproc Wallboard plasterboard to ceiling, tape joints and skim finish between existing exposed rafters ceiling beams. Where required fix plasterboard to new 50mm x 50mm softwood battens set back to a sufficient | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-------------|--|-------------|------|---|---|
| | depth to allow ceiling beams to be exposed beyond the ceiling line to match existing. | | | | |
| 18.10 | Provide new hardwood window frame and double glazed window units to the front dormer to match existing style. | | | | |
| 18.11 | Provide new hardwood window frame and double glazed window units to the rear dormer to match existing style. | | | | |
| 18.12 | Provide new door stops, lining and architrave to match existing style within the door opening between bedroom 2 and bedroom 3. | | | | |
| 18.13 | Provide new ledged and braced door to match existing style between door opening to right room (Bedroom 3). Allow for all door furniture and fixings. | | | | |
| 18.14 | Provide new timber step between bedroom 2 and bedroom 1. Max riser 220mm, min riser 150. Max going 300mm, min going 220mm. Maximum riser 220. Minimum going 220 Minimum nosing 16mm. | | | | |
| 18.15 | Remove smoke residue from timber step into bedroom 3 by sanding. | | | | |
| 18.16 | Prepare and redecorate ceilings in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 18.17 | Prepare and redecorate walls in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 18.18 | Prepare and decorate all exposed rafters, beams and posts in linseed oil. | M60 | | | |
| 18.19 | Prepare all stained woodwork and redecorate in stain or varnish. Colour to match existing. | M60 | | | |
| 18.20 | Prepare all painted woodwork and redecorate to a satin finish to match existing. | M60 | | | |
| 19.0 | Bedroom 3 (Right Hand Room) | | | | |
| 19.1 | Remove smoke residue from floor boards by sanding. | | | | |
| 19.2 | Remove fire damaged floorboards from the front right corner of the bedroom and the left-hand side of the chimney breast and | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-----------------|--|--------------------|-------------|----------|----------|
| | discard. Provide and install floorboards retained from bedroom 1 to match existing. Finished floor level to match existing. | | | | |
| 19.3 | Provide new lath and lime plaster extending from floor level to the underside of the existing wall plate/tie beam on the rear wall. | | | | |
| 19.4 | Provide new lath and lime plaster panels between the existing exposed oak uprights within the external right-hand gable wall from the top of the existing oak tie beam. | | | | |
| 19.5 | Provide new lime plaster extending from floor level to the underside of the existing wall plates on the front wall. | | | | |
| 19.6 | Provide new lime plaster extending from floor level to the underside of the new wall plate on the right gable wall. | | | | |
| 19.7 | Provide new 12.5mm Gyproc Wallboard plasterboard panels to the partition to the left-hand side of the chimney stack, tape joints and skim finish between existing exposed oak studs and tie beam. Where required fix plasterboard to new 50mm x 50mm softwood battens set back to a sufficient depth to allow ceiling beams to be exposed beyond the ceiling line to match existing. | | | | |
| 19.8 | Provide new 12.5mm Gyproc Wallboard plasterboard to ceiling, tape joints and skim finish between existing exposed rafters ceiling beams. Where required fix plasterboard to new 50mm x 50mm softwood battens set back to a sufficient depth to allow ceiling beams to be exposed beyond the ceiling line to match existing. | | | | |
| 19.9 | Provide new hardwood window frame and double glazed window units to match existing style within right hand gable window opening. | | | | |
| 19.10 | Remove smoke residue from timber step into bedroom 3 by sanding. | | | | |
| 19.11 | Prepare and redecorate ceilings in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-----------------|---|--------------------|-------------|----------|----------|
| 19.12 | Prepare and redecorate walls in two coats of breathable emulsion. Colour to client's choice. | M60 | | | |
| 19.13 | Prepare and decorate all exposed rafters, beams and posts in linseed oil. | M60 | | | |
| 19.14 | Prepare all stained woodwork and redecorate in stain or varnish. Colour to match existing. | M60 | | | |
| 19.15 | Prepare all painted woodwork and redecorate to a satin finish to match existing. | M60 | | | |
| 20.0 | External Superstructure Repairs | | | | |
| 21.0 | Front Elevation | | | | |
| 21.1 | Remove smoke residue from brickwork by using conservation approved brickwork cleaner. | | | | |
| 21.2 | Remove smoke residue from rendered garage by using conservation approved brickwork cleaner. | | | | |
| 21.3 | Prepare and redecorate painted brickwork in conservation approved external masonry paint. Colour to match existing. | M60 | | | |
| 21.4 | Prepare and redecorate painted render in conservation approved external masonry paint. Colour to match existing. | M60 | | | |
| 21.5 | Prepare and redecorate all woodwork. Colour to match existing. | M60 | | | |
| 21.6 | Prepare and decorate all external metal work. Colour to match existing. | M60 | | | |
| 22.0 | Right Side Elevation (Including Single Storey Rear Kitchen) | | | | |
| 22.1 | Remove smoke residue from brickwork by using conservation approved brickwork cleaner. | | | | |
| 22.2 | Provide new bargeboards, fascias and soffits to flat roof extension. This is to be carried out in conjunction with insulated warm deck roof construction. | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-----------------|---|--------------------|-------------|----------|----------|
| 22.3 | Prepare and redecorate painted brickwork in conservation approved external masonry paint. Colour to match existing. | M60 | | | |
| 22.4 | Prepare and redecorate rendered high level lime rendered gable in lime wash. Colour to match existing | M60 | | | |
| 22.5 | Prepare and redecorate all woodwork. Colour to match existing. | M60 | | | |
| 22.6 | Prepare and decorate all external metal work. Colour to match existing. | M60 | | | |
| 23.0 | Rear Elevation | | | | |
| 23.1 | Remove smoke residue from brickwork by using conservation approved brickwork cleaner. | | | | |
| 23.2 | Remove smoke residue from rendered garage by using conservation approved brickwork cleaner. | | | | |
| 23.3 | Prepare and redecorate painted brickwork in conservation approved external masonry paint. Colour to match existing. | M60 | | | |
| 23.3 | Prepare and redecorate painted render in conservation approved external masonry paint. Colour to match existing. | M60 | | | |
| 23.4 | Provide new bargeboards, fascias and soffits to rear flat roof and single storey lean to extensions. This is to be carried out in conjunction with the roofing works. | | | | |
| 23.5 | Provide new gutters and downpipes to the rear flat roof and single storey lean to extensions in matching material. Downpipes to discharge into existing surface water system. | R11/R1 2 | | | |
| 23.6 | Prepare and redecorate all woodwork. Colour to match existing. | M60 | | | |
| 23.7 | Prepare and decorate all external metal work. Colour to match existing. | M60 | | | |
| 24.0 | Right Side Elevation | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-------------|--|-------------|------|-----------|---|
| 24.1 | Remove smoke residue from rendered garage by using conservation approved brickwork cleaner. | | | | |
| 24.2 | Provide new bargeboards, fascias and soffits to garage extension. This is to be carried out in conjunction with the insulated warm deck roof construction over. | | | | |
| 24.3 | Prepare and redecorate painted render in conservation approved external masonry paint. Colour to match existing. | M60 | | | |
| 24.4 | Prepare and redecorate rendered high level lime rendered gable in lime wash. Colour to match existing | M60 | | | |
| 24.5 | Provide new gutter and downpipes to the garage roof extension in matching material. Downpipes to discharge into existing surface water system. | R11/R1 2 | | | |
| 24.6 | Prepare and redecorate all woodwork. Colour to match existing. | M60 | | | |
| 24.7 | Prepare and decorate all external metal work. Colour to match existing. | M60 | | | |
| 25.0 | General External Repairs | | | | |
| 25.1 | Allow for Angliamix fibre chalk (pre-bagged from Anglian Lime) for all new external render finishes to new laths in accordance with the manufacturer's instructions. | M20 | | | |
| 25.2 | All paints used are to be compatible with lime and breathable where lime is used. | M60 | | | |
| 25.3 | Allow a provisional sum of £5000.00 for any unforeseen but necessary general render repairs following reinstatement. | | PS | £5,000.00 | |
| 25.4 | Replace all fire damaged plumbing and sanitary outlets, connecting into existing foul drainage system. Decoration to be included in above decoration items. | R11/R1 2 | | | |
| 25.5 | All soft and hard paved areas including grassed, paved and landscaped areas affected by the works are to be reinstated on completion of the works. | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-------------|---|-------------|------|-----------|---|
| 25.6 | Allow to replace sections of fence taken down to the right hand boundary to match quality of existing. | | | | |
| 25.7 | Allow to pressure wash rear patio areas on completion and remove all debris. | | | | |
| 25.8 | Allow to remove all shingle to drive and provide and lay new 10mm golden shingle, making an allowance to fill divots with compacted type 1. | | | | |
| 6.0 | SERVICES | | | | |
| 27.0 | Electrical | V90 | | | |
| 27.1 | NICEIC electrical contractor to carry out existing electrical installation test and report on existing installation. Report to contain recommendations for the recommissioning of electrical installations to the property in accordance with current regulations. On completion, report to be issued to Contractor administration for consideration. | | | | |
| 27.2 | Provide all new electrical faceplates and light switches to match existing, allowing connection to supply. | | | | |
| 27.3 | Provide all new electrical light fixings to match existing, allowing connection to supply. | | | | |
| 27.4 | Allow a Provisional sum of £5,000.00 (Including contractors OH&P) to be used with electrical work not specifically mentioned within this schedule. (Note: Contractor will be required to submit 3 quotes for electrical works). | | PS | £5,000.00 | |
| 27.5 | Provide electrical test certificate on completion of the works. | | | | |
| 27.6 | All electrical work shall be carried out by a NICEIC of EA registered electrician in accordance with all relevant regulations and standards, including the 18 th edition IEE wiring Regulation and Part P of the Building Regulations. | | | | |
| 28.0 | Heating | T90 | | | |
| 28.1 | Specialist IOP heating contractor to carry out existing heating installation test and report | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-------------|--|-------------|------|-----------|---|
| | on existing installation (including boiler). Report to contain recommendations for the recommissioning of heating installations to the property in accordance with current regulations. On completion, report to be issued to Contractor administration for consideration. | | | | |
| 28.2 | Remove all existing remaining radiators, isolate supply & cap off. Set aside to provide matching replacement. | | | | |
| 28.3 | Reinstate all new radiators and recommission allowing for all necessary fixtures and fittings. | | | | |
| 28.4 | Provide test certificate on completion of the works. | | | | |
| 28.5 | Allow a Provisional sum of £6,000.00 (Including contractors OH&P) to be used in connection with heating works not specifically mentioned within this schedule. (Note: Contractor will be required to submit 3 quotes for heating works). | | PS | £6,000.00 | |
| 28.6 | All plumbing works to be carried out by an IOP qualified or other suitable qualified plumber. All works shall comply with all relevant regulations and standards including the Building Regulations. | | | | |
| 29.0 | Plumbing | S90 | | | |
| 29.1 | Allow a Provisional sum of £2,000.00 (Including contractors OH&P) to be used in connection with plumbing works not specifically mentioned within this schedule. (Note: Contractor will be required to submit 3 quotes for plumbing works). | | PS | £2,000.00 | |
| 30.0 | Completion | | | | |
| 30.1 | Upon completion of the works, carry out a professional clean to the working area. Remove all rubbish and debris from site and leave site ready for occupation. | | | | |
| 30.2 | Provide original certificates for heating installation, including electrical installations, Building Regulations, planning and conservation completion and any other product guarantees, including but not limited to building appliances. | | | | |

| Item No. | Element, Item, Description and Location | Spec Clause | Rate | £ | p |
|-------------|--|-------------|------|------------|---|
| 30.3 | Provide original operating manuals for heating installations, electrical installations, all building appliances installed, all bath / shower and en-suite items, smoke alarms and fires etc. | | | | |
| 30.4 | Provide complete Health & Safety file on completion of works. | | | | |
| 31.0 | Contingency | | | | |
| 31.1 | Allow a Contingency sum to the value of £30,000.00 to only be expended upon written approval from the Contract Administrator. | | CS | £30,000.00 | |

TENDER SUMMARY SHEET

| Element | Page | £ |
|--|---------------------------------|-------------|
| Preliminaries | Refer to Contract Conditions | £ |
| Enabling Works | Schedule of works page 1 to 3 | £ |
| Roof Reconstruction Works | Schedule of works page 3 to 8 | £ |
| Drying Works | Schedule of works page 8 | £ |
| Internal Superstructure Repairs | Schedule of works page 9 to 28 | £ |
| External Superstructure Repairs | Schedule of works page 29 to 31 | £ |
| Services | Schedule of works page 31 to 33 | £ |
| Completion | Schedule of works page 33 | £ |
| Contingency | Schedule of works page 33 | £ 30,000.00 |
| Compliance with drawings, specification and contract documents | Refer to contract documents | £ |
| Sub Total | | £ |
| Provisional Items (Not identified within the schedule of works) | | £ |
| Building Regulation Inspection Fee | | £750.00 |
| GRAND TOTAL | | £ |

Carried to form of tender