

**SCHEDULE OF WORKS
WITH APPROXIMATE QUANTITIES**

FOR

FIRE DAMAGE REPAIRS

AT

**ROSE COTTAGE
CHURCH LANE
THWAITE
EYE
SUFFOLK
IP23 7EJ**



Date: 18 July 2022

**Completed &
Checked by:**

Karen Le Mar

CONTENTS

Section 1	Information for Contractor and Pre-Construction H&S Risk Assessments Labour/Daywork Rates
Section 2	Standards of Workmanship
Section 3	Items of Work
Section 4	Summary

APPENDIX

Drawing 00 - Location and Block Plan
Drawing 100 - Floor Plans
Drawing 101 - Existing Elevations
Drawing 102 - Sections
Drawing 103A - Proposed Elevations
Drawing 104B - Proposed Plans
Drawing 105B - Section
Drawing 201A Roof Plan & Wall Plate Detail
Drawing 302 - Proposed Roof - Sections
Asbestos Survey Report & Register

Our Ref: 210886/KL

SECTION 1

Information for Contractor and Pre-Construction Health and Safety

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

DESCRIPTION	
THE SITE	
Site address	Rose Cottage Church Lane Thwaite Eye Suffolk
Description of the site	The property is a large three bedroom detached cottage constructed with cobb walls with a pitched thatched roof. The property is listed.
Route to site	Leaving A140 on to the Wickham Road, take a left on to Church Lane. Follow the road round and the property is on the left.
Access considerations	Tight narrow road leading to property.
Site constraints	The property is situated on a narrow lane.
Parking matters	Parking to the drive for approximately two cars and a skip. Further parking available on concrete pad.
Ground conditions	Unknown.
Other buildings on site	One bedroom lodge, garage, office and various garden buildings. <i>Note: All rooms listed are viewed from road, starting from the left and working in a counter clockwise direction.</i>
Main Accommodation of affected areas	G/F: Entrance door, kitchen, utility, shower room, lounge and dining room. F/F: Bedroom x 2, large landing and bathroom. S/F: Bedroom.
Asbestos and other hazardous materials	See asbestos report.
Existing services	Electrics and water.
Immediate hazards	Overhanging debris.

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

DESCRIPTION	
THE WORKS	
Description of the Works	Fire damage reinstatement.
Programme for the Construction Phase	Anticipated commencement will be early September 2022 and the anticipated contract period is expected to be in the region of 26 weeks.
CDM 2015	<p>The works on this project are to be carried out in full compliance of the Construction (Design & Management) Regulations 2015.</p> <p>The Contractor will be the Principal Contractor as defined in the Regulations.</p> <p>The Contractor will be required to prepare and submit a Construction Phase Plan to the Principal Designer in accordance with Regulation 11. This will need to be developed as the project progresses and kept up-to-date with relevant method statements and risk assessments. These may be requested by the Principal Designer for checking.</p> <p>The Principal Designer will be the Contract Administrator as defined in the Regulations.</p>
Health & Safety Legislation Applicable to this Project	<ul style="list-style-type: none"> - Health & Safety at Work etc Act 1974 - Asbestos Regulations 2012 - Management of Health and Safety at Work Regulations 1999 - Noise at Work Regulations 1989 - Control of Substance Hazardous to Health 2002 (COSHH) - Control of Vibrations at Work Act 2005 - Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995 (RIDDOR) - The Building Regulations 2010 - The Building Act 1984 - The Party Wall etc Act 1996
Existing Health & Safety Documentation	Not applicable.

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

DESCRIPTION	
<p>Health & Safety File</p>	<p>Under CDM Regulation 12, the Health and Safety File for the Contract will be compiled by the Principal Designer. The Principal Contractor must provide details where these are requested, along with operational and maintenance manuals and any certificates and warranties, to enable the completion of this. This will act as a record for the Employer and it informs those who might be responsible for the structure in future, how to:</p> <ul style="list-style-type: none"> - operate it safely (by providing drawings, materials, information and design parameters) - maintain it safely (by providing maintenance/building manuals etc) - alter/renovate it (by providing design parameters and key design assumptions, e.g. can the columns carry another storey?) - demolish/decommission it (particularly if the structure contains e.g. pre-stressed concrete, or unusual materials). <p>Information required in the files should include:</p> <ol style="list-style-type: none"> 1. "As built" and "as installed" drawings. 2. Information on any hazard noted during the construction work i.e. on the condition of the building, redundant services discovered that are not noted on the "as built" drawings, hazardous materials and any disposal or protection measures undertaken. 3. General details of the construction methods used and information which would be required to be known for any future demolition or dismantling of the structure or building. 4. Operation and maintenance manuals for building service installations. 5. Details of materials used in the works together with colour and catalogue references, cleaning and maintenance requirements. 6. Information on any installed safety precautions/procedures and any recommendations on how maintenance is to be carried out. 7. Guarantees, Warranties, Certificates of Completion and Statutory Approvals where applicable.


SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

DESCRIPTION	
PARTIES INVOLVED IN THE PROJECT	
Employer: Risk Address: Contact Tel No: Email address:	Mr S & Mrs E Hudson Rose Cottage Church Lane Thwaite Eye Suffolk IP23 7EJ 07843 385871 steverhudson@gmail.com
Employer's Loss Adjusters: Contact Name: Contact No: Email address:	Criterion Adjusters Ltd Suite 3, River House Broadford Business Park Shalford Guildford Surrey Justin Boydell 07753 238115 justin@critterionadjusters.com
Principal Designer: Contact: Contact Number: Email address:	Gateley Smithers Purslow Glaston Hall Spring Lane Glaston Rutland LE15 9BZ Karen Le Mar 07967 125371 klemar@gateleymitherspurslow.com
Principal Contractor:	TBC
Health and Safety Executive local area office:	Rosebery Court 2nd Floor St Andrew's Business Park Norwich Norfolk NR7 0HS

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

DESCRIPTION	
Nearest A&E to Site (A):	 <p>The map displays three routes from the starting point IP23 7EJ to the destination Ipswich IP4 5PD. The routes are color-coded: a blue route (44 min, 23 miles), a red route (51 min, 19.3 miles), and a green route (47 min, 22.1 miles). The map includes various geographical labels such as Wickham Skeith, Mendlesham, Stowupland, Needham Market, and Ipswich.</p>
Address of A&E:	Ipswich Hospital Heath Road Ipswich Suffolk IP4 5PD
Tel No:	01473 712233

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

DESCRIPTION	
ABOUT THE CONTRACT	
The Contract	<p>The Contract that applies to this project will be the JCT Minor Works Building Contract 2016.</p> <p>The Contract will be attested (signed) underhand during a pre-contract site meeting by the Contractor awarded the project and the Employer(s):</p> <p>Mr S & Mrs E Hudson</p>
Anticipated Contract Period (Weeks)	26
Variations	<p>Variations to scheduled work items will be valued on a pro-rata basis.</p> <p>The Contract Administrator will always aim to agree with the Contractor the value of variations in advance of issuing official instructions for the works in order to avoid delays resulting from verification during the valuation process.</p> <p>It is the Contractor's responsibility to bring to the attention of the Contract Administrator in the first instance any variations to the works he feels are necessary to complete the Contracted Works.</p>
Instructions	<p>The Contract Administrator may, during the Contract Period, issue instructions and the Contractor shall comply forthwith with any instructions so given or confirmed. Where instructions are given verbally, these will be confirmed in writing within 2 working days.</p>
Valuing the Works	<p>Gateley Smithers Purslow will value the works completed, pro forma invoices and materials on site every 28 days after the date of commencement of the works on site.</p>
Payment Certificates	<p>Gateley Smithers Purslow will submit an interim payment certificate to the contract for works valued as above within 5 days of each valuation date.</p>
Payments to the Contractor	<p>The Contractor will submit their payment certificate and corresponding invoices to the Employer who will settle each invoice within 28 days of the date of the valuation due date.</p> <p>A 5% retention will be withheld from all payments during the works and a 2.5% retention will be withheld during the three-months rectification period.</p>
Rectification Period	<p>Will be 3 months.</p>
Liquidated Damages	<p>£250.00 per week.</p> <p>In the event that the works over run the agreed Contract period due to the failure of the Contractor to comply with Section 2 of the Conditions of the Contract the Employer retains the right to claim damages in respect to the value stated above.</p>

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

DESCRIPTION	
Contractor's Insurance	<p>The Contractor is to have in place a Contractors '<u>All Risks</u>' policy in place for the duration of the Contract period. The Contractor must have a '<u>Joint Names Policy</u>' clause in place. The Contractor is to provide copies of all valid insurance certificates prior to commencing works on site.</p> <p>A minimum cover of £5,000,000 is required.</p>
Arbitration	<p>In the event of a dispute between the Employer and the Principal Contractor that cannot be resolved between the two parties an arbitrator will be appointed to resolve the dispute. The arbitrator will be the Royal Institution of Chartered Surveyors.</p>
Adjudication	<p>Ditto for adjudication.</p>
Schedule 3 Seventh Recital	<p>Collaborative Working The parties shall work with each other and other project team members in a co-operative and collaborative manner, in good faith and in a spirit of trust and respect. To that end, each shall support collaborative behaviour and address behaviour which is not.</p> <p>Health & Safety Without limiting either party's statutory and/or regulatory duties and responsibilities and/or the specific health and safety requirements of this contract, the parties will endeavour to establish and maintain a culture and working environment in which health and safety is of paramount concern to everybody involved with the project.</p> <p>Cost Savings and Value Improvements The Contractor is encouraged to propose changes to design and specifications for works and/or to the programme for their execution that may benefit the Employer, whether it is in the form of a reduction in the cost of the works or their associated life cycle costs. - The Contractor shall provide full details of the proposed changes.</p> <p>Sustainable Development and Environmental Considerations The Contractor is encouraged to suggest economically viable amendments to the works which may result in an improvement in environmental performance in the carrying out of the works or of the completed works.</p> <p>Notification and Negotiation of Disputes Each party shall promptly notify the other of any matter that appears likely to result in a dispute or difference. The nominees specified shall meet as soon as possible for good faith negotiations to resolve the matter.</p>

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

DESCRIPTION	
Contractor's pricing	<p>The tender is to be completed electronically as an agreed process.</p> <p>The Contractor is expected to visit the site to survey the works and take their own measurements to clarify quantities provided in the Schedule of Works.</p> <p>Where the Contractor feels that further works are required to complete the project then they can qualify this at the foot of Section 3 of the tender document.</p> <p>The Contractor is expected to allow in his costs for all works necessary to complete each schedule work item in full and in accordance with the Standards of Workmanship stated in Section 3 of this tender.</p> <p style="background-color: yellow;">All items should be priced for. Where a cost has been included elsewhere, this is to be explicitly stated.</p> <p style="background-color: yellow;">All prices should be inclusive of OHP.</p> <p><i>No claim for variations will be undertaken on the grounds of insufficient information contained within the Schedule of Works.</i></p> <p>No alterations of the wording used in the tender document is permitted under any circumstances.</p> <p>The Contractor will complete and submit the tender at their own cost.</p>
Tender submission date	<p>12:00pm on 15 August 2022. Tenders received after this time cannot be considered.</p> <p>The tender process will be undertaken in accordance with National Joint Consultative Committee for Single Stage Tendering</p>
Noise during the works	<p>In terms of noise and controlling vibration, the Contractor should use 'best practicable means' at all times. This means that the Contractor will have to use the most practical measures possible to control noise and vibration as defined in Section 72 of the Control of Pollution Act 1974.</p>
Prevention of Pollution	<p>The contractor is to protect the site, the works and the general environment including the atmosphere, land, drain streams and waterways against pollution. If pollution occurs, the contractor is to inform the appropriate authorities immediately, and provide them with all relevant information.</p>

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

DESCRIPTION	
Protection of Public services	The Contractor will be expected to ensure that their costs include for all necessary action to protect public services such as water, electricity, telephone, buried cables, sewers and the like when executing the works. Included in this is all of the necessary consents that the Contractor will need to obtain to work on, or in close proximity to, these services.
Nuisance/Trespass	<p>The Contractor shall carry out the works in such a manner as to cause the least possible inconvenience or nuisance to the Employer, occupiers of the other lands or buildings in the vicinity or to the public and he is to take all reasonable precautions, including the provision and maintenance of temporary screens, fences and the like to minimise such inconveniences or nuisance.</p> <p>The Contractor shall take all reasonable precautions to prevent any trespass on the property beyond the immediate site of the works by men, plant or materials under his control, and to prevent nuisance from water, smoke, noise, dust, rubbish, other elements during the progress of the works, and shall indemnify the Employer against any claim or action for damage for such trespass or nuisance.</p>
Fire Prevention	Contractor is to take measures to ensure there are no fire risks present at the property throughout the contract duration.
Protection to Property	The Contractor is to ensure existing belongings and items unaffected by damage and/or not included in this schedule of works are fully protected against damages.
Water for use during the works	The Contractor will need to make their own arrangements with the Employers for the supply of water required for the works.
Electricity for use during the works	The Contractor will need to make their own arrangements with the Employers for the supply of electricity required for the works.
Gas for use during the works	The Contractor will need to make his own arrangements with the Employers for the supply of gas required for the works.

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S RISK ASSESSMENT

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

	1 = LOW	2 = MEDIUM	3 = HIGH
A = SEVERITY OF HARM	MINOR INJURY OR ILLNESS	INJURY OR ILLNESS CAUSING TEMPORARY DISABILITY	FATALITY OR MAJOR INJURY CAUSING LONG TERM DISABILITY
B = LIKELIHOOD OF HARM	SELDOM OCCURS	REASONABLY LIKELY TO OCCUR	HIGHLY LIKELY TO OCCUR
RISK FACTOR (RF) = A X B	1 to 3 CONTROL or MINIMISE RISK 4 to 6 AVOID or STRICTLY MANAGE RISK more than 6 AVOID AND SEEK ALTERNATIVE		

SIGNIFICANT RISK ACTIVITY	RISK ANALYSIS			ACTION TO BE TAKEN
	A	B	RF	
Manual handling - strain injury	2	1	2	Procedures should be verified to carry heavy items and monitored.
All other risks associated with construction work	3	1	3	Contractor to submit his health & safety policy and ensure that this is adhered to at all times
Working with gas supply - risk of explosion	3	1	3	No mechanical digging to take place within 500mm of underground services. Services are to be maintained to surrounding properties at all times.
Risk of electrocution	3	1	3	When removing building fabric, plaster, fixtures, fittings and the like the contractor must carry out a survey beforehand to ascertain the routes of concealed cable runs
Injury due to exposed nails	2	1	2	Caution to be applied during the works. Ensure all joists are denailed during removal of floorboards. Nails exposed elsewhere should be covered or removed.
Injury to personnel	2	1	2	Warning signs should restrict access to unauthorised personnel. Ensure that any individuals permitted to access the site are wearing the correct safety gear.

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S RISK ASSESSMENT

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

	1 = LOW	2 = MEDIUM	3 = HIGH
A = SEVERITY OF HARM	MINOR INJURY OR ILLNESS	INJURY OR ILLNESS CAUSING TEMPORARY DISABILITY	FATALITY OR MAJOR INJURY CAUSING LONG TERM DISABILITY
B = LIKELIHOOD OF HARM	SELDOM OCCURS	REASONABLY LIKELY TO OCCUR	HIGHLY LIKELY TO OCCUR
RISK FACTOR (RF) = A X B		1 to 3 CONTROL or MINIMISE RISK 4 to 6 AVOID or STRICTLY MANAGE RISK more than 6 AVOID AND SEEK ALTERNATIVE	

SIGNIFICANT RISK ACTIVITY	RISK ANALYSIS			ACTION TO BE TAKEN
	A	B	RF	
Interaction with neighbouring land within contract period	2	2	4	Scaffolding should be covered with Monoflex sheeting to prevent access and a perimeter of Heras fencing to be installed for further safety.
Uneven site - trip hazard	2	1	2	Care should be taken, particularly when shifting materials, etc.
Lifting heavy beams into place	3	2	6	Appropriate equipment to be installed to aid lifting safely
Damage to undercroft from load imposed from scaffold	2	2	4	Temporary propping is in place. This is to remain in place until the scaffold is removed
Hot working - burn injury and fire	2	1	2	Make available fire extinguishing equipment. A site check for smouldering should be undertaken at an hour following hot works
Damage to existing structure	2	2	4	The Principal Contractor must accept total responsibility and liability for ensuring the stability of the works, services and adjacent structures at all stages of the works. The design of all temporary works will be his responsibility, and safety method statements must be issued for all supports and shoring systems to be used.

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S RISK ASSESSMENT

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

	1 = LOW	2 = MEDIUM	3 = HIGH
A = SEVERITY OF HARM	MINOR INJURY OR ILLNESS	INJURY OR ILLNESS CAUSING TEMPORARY DISABILITY	FATALITY OR MAJOR INJURY CAUSING LONG TERM DISABILITY
B = LIKELIHOOD OF HARM	SELDOM OCCURS	REASONABLY LIKELY TO OCCUR	HIGHLY LIKELY TO OCCUR
RISK FACTOR (RF) = A X B		1 to 3 CONTROL or MINIMISE RISK 4 to 6 AVOID or STRICTLY MANAGE RISK more than 6 AVOID AND SEEK ALTERNATIVE	

SIGNIFICANT RISK ACTIVITY	RISK ANALYSIS			ACTION TO BE TAKEN
	A	B	RF	
Working with glass - risk of personal injury	2	1	2	The Contractor must consider the risk when installing new windows and doors constructed with glass.
Craneage	3	2	6	All craneage operations are to be carried out by suitably qualified personnel. All structural components requiring craneage should include suitable lifting points and these should be clearly and unambiguously marked.
Working at height, handling of materials, falling objects etc.	2	2	4	The contractor should provide suitable method statements for all major operations and these must give due regard to the control/elimination of general construction hazards such as these.
Site access and egress, and traffic management: risk of collision between vehicles, equipment and people.	2	1	2	Contractor is ensure all traffic rules are abided at all times. Driveways to neighbouring properties should not be blocked. Caution should be taken when reversing vehicles. All site workers should attend an induction to highlight site restrictions, access, etc.

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S RISK ASSESSMENT

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

	1 = LOW	2 = MEDIUM	3 = HIGH
A = SEVERITY OF HARM	MINOR INJURY OR ILLNESS	INJURY OR ILLNESS CAUSING TEMPORARY DISABILITY	FATALITY OR MAJOR INJURY CAUSING LONG TERM DISABILITY
B = LIKELIHOOD OF HARM	SELDOM OCCURS	REASONABLY LIKELY TO OCCUR	HIGHLY LIKELY TO OCCUR
RISK FACTOR (RF) = A X B		1 to 3 CONTROL <i>or</i> MINIMISE RISK 4 to 6 AVOID <i>or</i> STRICTLY MANAGE RISK more than 6 AVOID AND SEEK ALTERNATIVE	

SIGNIFICANT RISK ACTIVITY	RISK ANALYSIS			ACTION TO BE TAKEN
	A	B	RF	
Loading, unloading and parking: risk of blocking of emergency access and theft.	2	1	2	Loading and unloading will be from the road across a public footpath to the front of the property, with no restrictions on the road parking. Parked vehicles will not cause an obstruction to the access of adjacent properties or obstruct emergency access and escape routes. Ignition keys should not be left in unattended vehicles.
Disposal of waste material and litter. Risk of contamination from waste materials.	2	1	2	Waste material and litter will be placed in bins and site skips. The frequency of emptying waste bins and site skips will be determined by usage. Waste will not be allowed to overflow, spill and migrate from bins and site skips. All waste will be disposed of by a licenced waste carrier to a permitted waste site and waste transfer notes will be retained.

SECTION 1: INFORMATION FOR CONTRACTOR and PRE CONSTRUCTION H&S RISK ASSESSMENT

PRE-CONSTRUCTION HEALTH & SAFETY INFORMATION

	1 = LOW	2 = MEDIUM	3 = HIGH
A = SEVERITY OF HARM	MINOR INJURY OR ILLNESS	INJURY OR ILLNESS CAUSING TEMPORARY DISABILITY	FATALITY OR MAJOR INJURY CAUSING LONG TERM DISABILITY
B = LIKELIHOOD OF HARM	SELDOM OCCURS	REASONABLY LIKELY TO OCCUR	HIGHLY LIKELY TO OCCUR
RISK FACTOR (RF) = A X B		1 to 3 CONTROL or MINIMISE RISK 4 to 6 AVOID or STRICTLY MANAGE RISK more than 6 AVOID AND SEEK ALTERNATIVE	

SIGNIFICANT RISK ACTIVITY	RISK ANALYSIS			ACTION TO BE TAKEN
	A	B	RF	
Access and egress within the premises	2	1	2	Gangways and thoroughfares will be kept clear, materials, tools and equipment will not be allowed to cause an obstruction. During works access into the active working areas of the building will be restricted to authorised persons only.
Working in other peoples homes - COVID 19 restrictions	2	2	4	Contractors to provide cleaning, welfare and site rules/protocols as set out in guidance provided by the following:- Construction Leadership Council (Construction Sector - Site Operating Procedures Protecting Your Workforce During Coronavirus Covid-19 Government Guidance Note - Working Safely during COVID 19 in construction and other outdoor work Government Guidance Note -Working Safely during COVID 19 in construction in other people's home

SECTION1: INFORMATION FOR CONTRACTOR AND PRE-CONSTRUCTION H & S

PRELIMINARY PARTICULARS AND PROVISIONAL DAYWORKS

Where works are to be valued on a Daywork basis, the following shall apply:

(Please complete % for a) Labour, b) Material, c) Plant and d) Subcontractor Works and also hourly rates under labour (i-xii) **in blue boxes**.

Labour

a) The cost of labour will be reimbursed at the all-inclusive rates scheduled below (all such costs being inclusive of all incidental costs, the costs of supervision, overheads and profit at %).

i	Groundworker	£	<input type="text"/>	/hr	} all to be completed
ii	General Operative	£	<input type="text"/>	/hr	
iii	Plant Operator	£	<input type="text"/>	/hr	
iv	Extra over for Banksman	£	<input type="text"/>	/hr	
v	Bricklayer	£	<input type="text"/>	/hr	
vi	Roofer	£	<input type="text"/>	/hr	
vii	Carpenter & Joiner	£	<input type="text"/>	/hr	
viii	Plasterer	£	<input type="text"/>	/hr	
ix	Painter & Decorator	£	<input type="text"/>	/hr	
x	Plumbing & Heating Enginee	£	<input type="text"/>	/hr	
xi	Electrical Engineer	£	<input type="text"/>	/hr	
xii	Gas Fitter	£	<input type="text"/>	/hr	

Materials

b) The costs of materials will be reimbursed at cost/invoice value net of all discounts with an addition of % for incidental costs and overhead costs and profit.

Plant

c) The costs of plant will be reimbursed at cost/invoice value net of all discounts with an addition of % for incidental costs and overhead costs and profit.

Sub-Contractor Works

d) State here your profit & attendance on sub-contractor's accounts. %

Where works to valued on a daywork basis are executed by a sub-contractor, such costs will be reimbursed on the submitted subcontractor costs, net of all discounts.

SECTION 2

Standards of Workmanship

SECTION 2: STANDARDS OF WORKMANSHIP

WORKS DESCRIPTION	RELEVANT CODES OF PRACTICE APPLICABLE*
1 Workmanship generally	BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. Product manufacturer's definitive installation specifications
2 Cold weather working	NHBC Standards Chapter 3.2
3 Excavations and back filling	BS 8000-1:1989. Workmanship on building sites. Code of practice for excavation and filling. BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. Approved Document 7 NHBC Standards Chapters 4.5 and 5.3
4 Concreting to foundations, floors, etc incl reinforced concrete foundations	BS 8000-2.1: 1990. Workmanship on building sites. Code of practice for concrete work BS 8000-2.2: 1990. Workmanship on site. Code of practice for concrete work. Site work with in-situ and precast BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. Concrete. Approved Document 7 NHBC Standards Chapter 3.1 Approved Document A
5 Below ground drainage	BS 8000-14: 1989. Workmanship on building sites. Code of practice for below ground drainage BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. NHBC Standards Chapter 5.3 Approved Document H
6 Masonry below DPC	NHBC Standards Chapter 5.4 and 6.1 Approved Document 7
7 DPCs, DPMs and contamination barriers	NHBC Standards Chapters 5.1, 5.2, 6.1, 6.3, 6.9, 6.10, 9.3 Approved Document C BS 8000-4:1989-Workmanship on building sites. Code of practice for waterproofing BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles.
8 Ground-bearing floor slabs	NHBC Standards Chapters 3.1 and 5.1 BS 8000-2.1: 1990. Workmanship on building sites. Code of practice for concrete work BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles.
9 Floor screeds	BS 8000-9:2003. Workmanship on building sites. Cementitious levelling screed and wearing screeds. Code of practice BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. Approved Document 7
10 Suspended ground floors	NHBC Standards Chapters 5.1 & 5.2
11 Masonry work	BS8000-3: 2001. Workmanship on building sites. Code of practice for masonry BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. Approved Document 7 NHBC Standards Chapter 6.1 NHBC Standards Chapter 9.1

SECTION 2: STANDARDS OF WORKMANSHIP

WORKS DESCRIPTION	RELEVANT CODES OF PRACTICE APPLICABLE*
12 External timber framed walls	BS8000-5: 1990. Workmanship on building sites. Code of practice for carpentry, joinery and general fixings BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. NHBC Standards Chapter 6.2
13 Stairs and staircases	Approved Document K
14 Roof work	BS8000-5: 1990. Workmanship on building sites. Code of practice for carpentry, joinery and general fixings BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. BS8000-6: 2013. Workmanship on building sites. Code of practice for slating and tiling of roofs and claddings BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. NHBC Standards Part 7 Approved Document 7 BS 5534:2014+A2:2018 - Slating and tiling for pitched roofs and vertical cladding. Code of practice
15 Structural steelwork	NHBC Standards Chapter 6.5 Approved Document A Approved Document B BS EN 1090-2:2018
16 Suspended timber floors	BS8000-5: 1990. Workmanship on building sites. Code of practice for carpentry, joinery and general fixings BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. NHBC Standards Chapters 5.2 & 6.4 Approved Document 7 NHBC Standards Chapters 9.1 Approved Document B
17 Internal timber partition walls	BS8000-5: 1990. Workmanship on building sites. Code of practice for carpentry, joinery and general fixings BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. NHBC Standards Chapter 6.3 Approved Document B BS 8000-8: 1994. Workmanship on building sites. Code of practice for plasterboard partitions and dry linings BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles.
18 Dry lining, ceilings and plasterwork	BS 8000-8: 1994. Workmanship on building sites. Code of practice for plasterboard partitions and dry linings BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. Approved Document B NHBC Standards Chapter 9.1 NHBC Standards Chapters 6.3 & 9.2
19 Second fix joinery	BS8000-5: 1990. Workmanship on building sites. Code of practice for carpentry, joinery and general fixings BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. NHBC Standards Chapter 9.1

SECTION 2: STANDARDS OF WORKMANSHIP

WORKS DESCRIPTION	RELEVANT CODES OF PRACTICE APPLICABLE*
20 Other cupboards & fitments	BS8000-0:2014 Workmanship on construction sites. Introduction and general principles NHBC Standards Chapter 9.4
21 Glazing	BS8000-7:1990. Workmanship on building sites. Code of practice for glazing BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles.
22 Painting and decorating	BS8000-12:1989. Workmanship on building sites. Code of practice for decorative wallcoverings and painting BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles. NHBC Standards Chapters 9.1 & 9.5
23 Gas works	Gas Safety (Installation & Use) Regulations 1998
24 Electrical installation	BS 7671:2018. Requirements for Electrical Installations. IET Wiring Regulations BS7375:2010. Distribution of electricity on construction and demolition sites
25 Demolition works	BS6187:2011. Code of practice for full and partial demolition
26 Potentially contaminated land	BS10175:2011+A2:2017. Investigation of potentially contaminated sites. Code of practice
27 All works	BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles BS5228-1:2009+A1:2014. Code for practice for noise and vibration control in construction and open sites Building Regulations Approved Documents: A, B, C, D, E, F, G, H, J, K, L, M, P, Q and 7
28 Protection of trees, shrubs a	BS 5837:2012 Trees in relation to design, demolition and construction. NHBC Standards Chapter 4.2

SECTION 3: ITEMS OF WORK**SCHEDULE OF WORKS**

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
	INDEX			
1.00	CONTRACTOR'S PRELIMINARIES			£0.00
2.00	SITE SETUP & STATUTORY APPLICATIONS			£0.00
3.00	ENABLING WORKS			£3,500.00
4.00	ROOM DIMENSIONS			
5.00	ROOF CONSTRUCTION PROPOSED ROOF PLAN - TENDER ONLY			£60,000.00
6.00	OTHER EXTERNAL REPAIRS			£30,000.00
7.00	GENERAL INTERNAL WORKS			£8,300.00
8.00	INDIVIDUAL ROOMS			£40,000.00
9.00	DOORS AND WINDOWS			£4,500.00
10.00	DECORATION			£0.00
11.00	BUILDING SERVICES			£22,500.00
12.00	FINISHING ITEMS			£0.00
13.00	CONTRACTOR'S QUALIFIED ITEMS			£0.00
	VARIATIONS			
	SUB-TOTAL:			£168,800.00
	10% CONTINGENCY:			£16,880.00
	TOTAL TO TENDER:			£185,680.00

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
1.00	CONTRACTOR'S PRELIMINARIES			
	<i>All prices are to be inclusive of OHP (see Item 3.03 below)</i>			
1.01	Capex and mobilisation	1		
1.02	Site set up	1		
1.03	WC, welfare facilities and maintenance	26	Weeks	
1.04	Site office, data, site telephone, fax	26	Weeks	
1.05	Small tools	26	Weeks	
1.06	Contractor's Insurance	26	Weeks	
1.07	Contract's Manager / Working Foreman	26	Weeks	
1.08	Liaison with Building Control Officer / Planning Officer, etc			
1.09	Hand over and submission of Health and Safety File	1	No	
	SECTION 1 TO COLLECTION			£0.00

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
2.00	SITE SETUP			
2.01	Allow here for an appropriate number of skips to undertake remaining debris clearance and to accommodate works listed below. Liaise with the Employer in terms of skip location or allow for debris collection.			
2.02	The contractor is to allow here for temporary protection to all surfaces. Any damage will be rectified at the contractor's own direct expense. Allow for hardboard protection to external areas, including under skips and items for storage.			
2.03	Allow here to install external scaffold and internal platforms to ensure that the works are carried out safely and in line with Working at Height Regulations 2005. On completion of the works, take down scaffold and platforms, remove from site make good any fixing points.			
2.04	The contractor is to allow here to accurately mark up locations and carefully remove any remaining Employer's fixtures and fittings throughout the areas of work and to reinstate in positions as found on completion.			
	STATUTORY APPLICATIONS			
2.05	<p>A 48-hour Building Notice will be required for the level of like-for-like building repair works, works are to be undertaken to the correct standards as contained in Section 2 and any manufacturer's guidelines.</p> <p>Contractor to allow here to liaise directly with Building Control Officer to confirm / agree on compliance with Building Regulations, arrange key stage inspections for the works and upon completion of the works obtain a Building Regulations completion certificate for the works.</p>			
2.06	All fees relating to the above will be administered by Smithers Purslow and reimbursed by Insurers as part of the professional fees.			
	SECTION 2 TO COLLECTION			£0.00

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
3.00	ENABLING WORKS			
3.01	The property will be unoccupied throughout the duration of the work. The contractor will be responsible for the security of the site and should include for temporary security measures as considered necessary.			
3.02	Ensure full liaison with the Contract Administrator and the Employer throughout the duration of the works and provide a contract programme of works prior to commencement on site.			
3.03	The contractor should include for their OHP within the tender document (either within each item cost or noted within a particular section) to be included in the contract sum. This will not be accepted as a variation if this has not been allowed for.			
3.04	Allow here a PROVISIONAL SUM of £3,500.00 plus VAT to carry out drying of property to pre-loss levels. Contractor is to provide drying certificate and/or moisture readings, as agreed with Contract Administrator, prior to commencement of reinstatement works. No reinstatement works should be carried out until this has been presented to the Contract Administrator. Ensure that a drying certificate is in place prior to the commencement of works on site.		Sum	£3,500.00
3.05	<p>Drawings</p> <p>In conjunction with this Schedule of Works the contractor should also refer to the drawing which will be sent shortly after tenders are sent out. Please refer to sketch numbers identified below:</p> <p>210886 - SK01 210886 - SKO2</p>			

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
<p>3.00</p> <p>ENABLING WORKS</p> <p>Heritage Officer</p> <p>3.06</p>	<p>Allow here to liaise with the Heritage Officer, Paul Harrison, paul.harrison@baberghmidsuffolk.gov.uk to inspect the construction as the project proceeds as per conditions of consent.</p>			
	<p>SECTION 3 TO COLLECTION</p>			<p>£3,500.00</p>

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
4.00	<p>ROOM DIMENSIONS</p> <p>For measurements please see drawings.</p> <p>The Contractor is expected to take their own measurements to clarify quantities provided in the Schedule of Works.</p>			

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
5.00	<p>ROOF CONSTRUCTION PROPOSED ROOF PLAN - TENDER ONLY</p> <p>NOTE: Proposed roof plan for tender/pricing purposes only. Actual drawings will be sent out to appointed contractor (cost should be same, slight detail amendments).</p>			
5.01	<p>Supply all materials, manufacture and install oak framed principal trusses / rafters in accordance with sketches (drawings to follow). Timber used to be structural oak air dried for minimum 36 months. Timber supplier to provide copies of custody certificates upon request. Please contact traditional heavy oak carpenter who works on vernacular buildings: Elite Carpentry, Joe Eve, 07962 212880.</p> <p>NOTE: Works allow for construction of principal trusses to be manufactured completely using new oak. However, construction of principal rafters will involve retaining certain original structural members that have not been damaged by the fire. Sketches are designed to simplify the contractor's tender process. Members that are to be retained in-situ, or salvaged from original principal trusses/rafters and used in manufacture of replacements will be agreed with Contract Administrator / Structural Engineer on site. The contractor will be expected to adjust their costs accordingly to reflect any costs savings that may result from the agreed works. Design details for works agreed will be provided for the contractor to follow on site where required.</p>			
5.02	<p>ALLOW HERE TO SUPPLY AND FIT OAK 'A' FRAME 1 - SEE SECTION A-A.FRAME COMPRISES OF D30 50x150 OAK RAFTERS WITH 38x150 D30 OAK CEILING TIES @400mm CENTRES.</p>			
5.03	<p>ALLOW HERE TO SUPPLY AND FIT D30 50x150 OAK RAFTERS @400mm CENTRES.</p>			
5.04	<p>ALLOW HERE TO SUPPLY AND FIT OAK 'A' FRAME 2 - SEE SECTION B-B. FRAME COMPRISES OF D30 50x150 OAK RAFTERS WITH 38x150 D30 OAK CEILING TIES @400mm CENTRES.</p>			

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
5.00	ROOF CONSTRUCTION PROPOSED ROOF PLAN - TENDER ONLY			
5.05	ALLOW HERE TO SUPPLY AND FIT OAK 'A' FRAME 3 - SEE SECTION C-C. FRAME COMPRISES OF D30 50x150 OAK RAFTERS WITH 38x150 D30 OAK CEILING TIES AND 100x100 D30 FLOOR JOISTS @400mm CENTRES.			
5.06	ALLOW HERE TO SUPPLY AND FIT 2No 150x150 D30 OAK PURLINS.			
5.07	ALLOW HERE TO SUPPLY AND FIT D30 180x75 OAK BEAM SUPPORTING CEILING TIES.			
5.08	ALLOW HERE TO SUPPLY AND FIT D30 180x120 OAK POST SUPPORTING CEILING BEAM INSTALLED ONTO EXISTING OAK FRAME STRUCTURE BELOW.			
5.09	ALLOW HERE TO SUPPLY AND FIT 1No 180 x180 D30 OAK FLOOR BEAM.			
5.10	ALLOW HERE TO SUPPLY AND FIT D30 50x150 OAK RAFTERS @400mm CENTRES.			
5.11	ALLOW HERE TO SUPPLY AND FIT EXTERNAL AND INTERNAL OAK FRAMED GABLES TO BE REPLACED.			
5.12	ALLOW HERE TO SUPPLY AND FIT D30 38x150 OAK CEILING JOISTS @400mm c/c.			
5.13	ALLOW HERE TO SUPPLY AND FIT D30 100x100 OAK FLOOR JOISTS @400mm c/c.			
5.14	ALLOW HERE TO SUPPLY AND FIT D30 38x150 OAK CEILING JOISTS @400mm c/c.			
5.15	ALLOW HERE TO SUPPLY AND FIT 180x75 D30 OAK CEILING BEAM.			
5.16	ALLOW HERE TO SUPPLY AND FIT 180x120 D30 OAK POST SUPPORTED OFF EXISTING OAK FRAME.			
5.17	Allow here to supply and fit 25x50 treated battens.			

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
5.00	ROOF CONSTRUCTION PROPOSED ROOF PLAN - TENDER ONLY			
5.18	Allow here to supply and lay 12mm Calcium Silicate Fireboard (Promat Supalux or similar) over rafters throughout.			
5.19	Supply and fit breathable membrane to roof throughout, allowing to lap onto adjacent roofs to ensure water tightness.			
5.20	Allow here to supply and fit C24 rafters, max 400mm c/c (to Struct Eng's details to follow).			
5.21	Allow here to supply and fit 50mm TAS thatch bats fitted tight between top of rafters.			
5.22	Include for all flashings, edge details and other features within the new roof structure.			
NOTE:	An experienced thatcher has already been appointed and the roof structure should be left as such that the thatcher can proceed with the roof.			
5.23	Allow the PROVISIONAL SUM of £8,000.00 ex VAT to carry out localised repairs to oak wall plate in-situ as agreed with Contract Administrator / Structural Engineer. Supply and fit green oak to perimeter of the property to enable reconstruction of the roof.		Sum	£8,000.00
5.24	Allow the PROVISIONAL SUM of £5,000.00 ex VAT to carry out localised repairs of oak frames to central section of the property as agreed with Contract Administrator / Structural Engineer.		Sum	£5,000.00
5.25	Allow the PROVISIONAL SUM of £2,000.00 ex VAT to remove and salvage oak members from existing partitions within attic accommodation and thereafter supply materials as required and construct new partitions using salvaged oak as agreed with Contract Administrator / Structural Engineer.		Sum	£2,000.00
NOTE	Design details for works agreed to oak frame and roof will be provided for the contractor to follow on site where required after further investigations have been undertaken.			

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
5.00	<p>ROOF CONSTRUCTION PROPOSED ROOF PLAN - TENDER ONLY</p> <p>Thatch Roof Covering</p> <p>NOTE: Note: Gateley Smithers Purslow have obtained a cost from G A & R Kelly for the supply and installation of the thatch roof covering to the main roof and porch. A copy of G A & R thatch quotation is appended to this tender. The contractor accepts sole responsibility as Principal Contractor for all sub-contractors and reserve their right under the Contract to appoint their own preferred suppliers in all aspects of the works. Therefore, the contractor must make their own enquiries with G A & R Kelly prior to submission of their tender to ascertain whether they intend to appoint them. Subject to the decision of the contractor pricing this tender, figures are to be entered in the appropriate items below. Actual cost £65,000.00 plus VAT, deposit of £20,000.00 plus VAT has been paid.</p>			
5.26	Supply all materials and install thatch roof covering to main roof and porch in accordance with G A & R Kelly.			£45,000.00
5.27	Further to last allow here Principal Contractor's OHP on above works.			
5.28	Allow here extra over to supply and install galvanised wire netting to main area of thatch covering.			
5.29	Supply and fit soffit to front and rear elevations.			
5.30	Supply all materials and install soffit and fascia detailing to gable verges.			
	SECTION 5 TO COLLECTION			£60,000.00

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
6.00	OTHER EXTERNAL REPAIRS			
6.01	Allow here to remove from site all the retained wattle and daub as this has been contaminated with gypsum plaster and PVA.			
6.02	Allow here to carefully core drill through the external render in 20No locations as directed by Connor Tovee-Galey (GSP Engineer). To expose all the main members of the timber frame to be able to accurately assess their ability to support the load from the new roof.			
6.03	Allow here a PROVISIONAL SUM of £25,000.00 plus VAT to carry out any repair works to the timber frame as directed by Connor Tovee-Galey (GSP Engineer). Please contact traditional heavy oak carpenter who works on vernacular buildings: Elite Carpentry, Joe Eve, 07962 212880.		Sum	£25,000.00
6.04	Allow here to carefully remove damaged areas of external render and cart away.	20	m ²	
6.05	<p>Further to last supply all materials and apply 3 x coat render as follows:</p> <p>Render coat comprising 2½ parts 'NHL 3.5' : 5 parts well graded sharp sand applied 1-12mm thick and scratch horizontally</p> <p>Float coat comprising 2 parts 'NHL 3.5' : 5 parts well graded sharp sand applied 8-1mm thick and scratch horizontally</p> <p>Final coat comprising 1 parts 'NHL 3.5' : 1½ parts well graded sharp sand : 1½ parts fine plastering sand applied 5-7mm thick with wood float finish.</p>	20	m ²	

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
6.00	OTHER EXTERNAL REPAIRS			
NOTE	Actual quantity of external render repairs required to be established and agreed with Contract Administrator prior to removal of scaffold. Once completed Contractor will claim for area pro rata.			
6.06	Remove existing uPVC elements of soil and vent pipe assembly to all elevations and supply and fit replacement fittings to original arrangement in uPVC.			
6.07	Allow here a PROVISIONAL SUM £5,000.00 plus VAT to carry out works to hardstanding once all construction works are completed.		Sum	£5,000.00
6.08	Appoint drainage repair contractor to jet all below ground drainage to ensure clear and free flowing.			
6.09	Lean-to remove all debris, allow to clean carbon, replace 10% roof tiles.			
6.10	Allow here to both chimneys, remove, supply and fit new leadwork in accordance with the lead association, include to sodar blast brickwork and supply and fit new pots on a like-for-like basis.			
6.11	During the course of repointing allow for taking off and rebedding all chimney pots and providing new haunching in order to fully restore all chimneys and exposed features.			
6.12	Allow here to soda blast externally and internally masonry removing all carbon.	18	m ²	
	SECTION 6 TO COLLECTION			£30,000.00

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
7.00	GENERAL INTERNAL WORKS			
NOTE:	Any change to quantity of measured works below will be adjusted pro rata in contractor's account.			
	Staircases			
7.01	Allow here to supply and fit to both left and right-hand staircase 8No treads and 8No risers.			
7.02	Further to last allow a PROVISIONAL SUM of £800.00 plus VAT to supply and fit balustrade to attic landing comprising softwood half newel fitted to bedroom partition and softwood handrail, base rail and square spindles running between half newel and replacement newel fitted at top of stairs.		Sum	£800.00
	Wattle and Daub Walls			
7.03	Allow here to attend site and carry out any necessary works following drying to rectify the wattle and daub. 'Daub mix to be agreed with LBO' typically a mix of clay soil, lime, straw and water. Measurements to be adjusted during works.	15	m ²	
NOTE:	If conservation officer accepts the use of Steico boards (wood fibre board) as stud infills or sheep wool insulation and closed in with Savolit board then plastered with a two coat thermally efficient lime / chalk traditional plaster supplied by Best of Lime Ltd to areas where complete replacement of the wattle and Daub is necessary, this method will be used.			
	Second Floor			
7.04	Supply all materials and construct knee walls to front and rear slopes.			
7.05	Make necessary temporary works to right gable to enable removal of second floor joists.			

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
7.00	GENERAL INTERNAL WORKS			
	Second Floor Cont'd.../			
7.06	Allow here to supply and fit new floor joist to meet building regulations standards.			
7.07	Supply and install new wide air-dried oak floorboards, allowing to lightly sand down upon completion and seal.			
7.08	Supply and fit 75mm thick sheep's wool insulation between rafters and studs to knee walls. PROVISIONAL SUBJECT TO BUILDING REGULATIONS COMPLIANCE.			
7.09	Hack off remaining render to chimney stack and cart away.			
7.10	Further to last, prepare masonry, supply all materials and apply 3 x coat lime render as described above.			
7.11	<p>Supply all materials and install sawn larch laths and thereafter 3 x coat lime plaster to knee walls, sloping ceilings and flat apex as follows:</p> <p>First and second backing coats: 1 part 'NHL 2' : 2½ well graded sharp sand reinforced with horse hair at 25g/25kg ratio. Each coat applied 8-12mm thick and scratched horizontally</p> <p>Finish coat: 1 part 'NHL 2' : 1 part fine silica sand applied 3-5mm thick with steel trowel finish.</p>			
7.12	<p>Supply and install 12.5mm thick plasterboard to all partition walls thereafter apply nylon reinforcing tape to joints and 3.0mm gypsum skim finish.</p> <p>First Floor - Ceilings</p>			
7.13	Include here for trimming out and forming 2No loft hatches in locations to be agreed prior to commencement of works.			

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
7.00	GENERAL INTERNAL WORKS			
	First Floor - Ceilings Cont'd.../			
7.14	Supply and fit new green oak roof timbers and ceiling joists in accordance with the drawings and engineers details. This is a cut timber roof and it will require experienced joiners to construct the roof on site.			
7.15	Remove all remaining elements of the existing ceiling and denail remaining ceiling joists. Remove any high level plaster around walls that will infringe upon the new ceiling and clean down all surfaces in preparation for new ceiling.			
7.16	Supply and install 100mm thick rockwool with min density of 10kg/m ³ between ceiling joists (incl between rafters to sloping ceiling along front and rear wall plates).			
7.17	Allow here to supply all materials and install sawn larch laths to underside of rafters to all ceilings and 3 x coats haired lime plaster as above.			
7.17a	Allow here a PROVISIONAL SUM plus VAT to supply and fit foil backed plasterboard, tape and apply 3mm skim plaster.		Sum	
	First Floor - Walls			
7.18	Carefully remove water damaged haired lime plaster from internal face of external walls as agreed with Contract Administrator on site and cart away, measurements to be adjusted during works.	10	m ²	
7.19	Supply all materials and apply 3 x coats haired lime plaster in accordance with the mix described above to second floor walls as agreed with Contract Administrator. Measurements to be adjusted during works.	10	m ²	
NOTE:	Further to the above items - actual quantity of internal plaster repairs required to be established and agreed with Contract Administrator prior to commencing. Once completed contractor will claim for area pro rata.			

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
7.00	GENERAL INTERNAL WORKS			
	First Floor - Walls Cont'd.../			
7.20	Supply and install 12.5mm thick plasterboard to both sides of services cupboard and thereafter apply nylon reinforcing tape to joints and 3.0mm gypsum skim finish.			
	Ground Floor - Ceilings			
7.21	Allow here a PROVISIONAL SUM £ plus VAT to remove all lath and plaster ceilings throughout the ground floor beside the utility and shower room.		Sum	
7.22	Allow here a PROVISIONAL SUM £ plus VAT to supply and install 100mm thick rockwool insulation between joists and 200mm laid perpendicular over joists.		Sum	
7.23	Allow here a PROVISIONAL SUM £ plus VAT to supply all materials and install sawn larch laths and apply 3 x coats haired lime plaster as described above to timber partitions as agreed with Contract Administrator.		Sum	
	Ground Floor - Walls			
7.24	Allow here a PROVISIONAL SUM of £5,000.00 plus VAT to carry out localised repairs to walls as per above methods re lime plaster.		Sum	£5,000.00
	First Floor Floors			
7.25	Allow here to belt sand down all floor boards.			
7.26	Allow here PROVISIONAL SUM £ plus VAT to supply all materials and install new floorboards on a like-for-like basis with regard to each room, timber species and dims.		Sum	

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
7.00	<p>GENERAL INTERNAL WORKS</p> <p>Blinds Curtain Poles</p>			
7.27	<p>Allow here to supply and fit new Roman blinds throughout and new curtain poles (wooden) to all bedrooms 5No. Allow a PROVISIONAL SUM of £2,500.00 plus VAT to supply only. 3 doors for curtain pole; roller blind in bathroom.</p>		Sum	£2,500.00
	SECTION 7 TO COLLECTION			£8,300.00

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
8.00	INDIVIDUAL ROOMS			
	First Floor Bathroom Room			
8.01	Allow here to supply and fit the following items: bath with glass shower screen, bath panel with a timber side, WC, sink, electric shower, mirror with light, towel rail. Current shower is a power shower from heating system.			
8.02	Allow here to supply and fit two glass shelves.			
8.03	Allow here to supply and construct boxing in work to all services pipes.			
8.04	Supply and fit ceramic wall tiles within bath enclosure and splash back to wash basin. Allow the prime cost sum of £45 ex VAT / m² for supply of wall tiles only as agreed with Employer.			
8.05	Allow here to supply and fit new vinyl flooring. Allow prime cost sum of £30 ex VAT / m² for supply only as agreed with Employer.			
	First Floor HSL			
8.06	Allow here to supply and construct using soft wood cupboard to store the services.			
8.07	Allow here to supply and fit shelving to the cupboard under the stairs on a like-for-like basis.			
8.08	Extra to last allow to supply and fit new cupboard doors throughout.			
	First Floor Left and Right Bedroom			
8.09	Allow here to clean void between chimney and walls, allow here a PROVISIONAL SUM of £2,500.00 plus VAT to carry out works to fire proof, ventilate and insulation as directed by building control and heritage officer.		Sum	£2,500.00

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
8.00	INDIVIDUAL ROOMS			
	Ground Floor Left Room			
8.10	Allow here to clean brick floor removing all carbon, include to repoint 6 Ln M in lime mortar. Clean using sugar soap to surfaces throughout floor, including plasterwork and timberwork where these are to be retained.			
8.11	Extra to last, allow here to seal using products from FILA for polishing and then wax finish.			
8.12	Allow here to supply and construct new electric services cupboard, include to plasterboard both sides of frame.			
	Ground Floor Middle Room			
8.13	Allow here a PROVISIONAL SUM of £5,000.00 plus VAT to remove, supply and fit a new log burner. Allow here to supply new register plate/flue liner and insulation.		Sum	£5,000.00
8.14	Include here a PROVISIONAL SUM of £3,500.00 plus VAT for refurbishment of the chimney and fireplace within this room. Check cracking to brickwork. This sum is only to be expended on written instructions of the Contract Administrator.		Sum	£3,500.00
8.15	Allow here to remove, supply and fit new fireboard to underside of mantel to meet building regulations.			
8.16	Allow here to clean brick floor removing all carbon, include to repoint 4 Ln M in lime mortar. Clean using sugar soap to surfaces throughout floor, including plasterwork and timberwork where these are to be retained.			
8.17	Extra to last allow here to seal using products from FILA for the polishing and then wax finish.			

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
8.00	INDIVIDUAL ROOMS			
	Ground Floor Middle Room			
8.18	Allow here to supply and fit 3No hardwood timber corner shelves on a like-for-like basis, please provide a PROVISIONAL SUM £ plus VAT to supply and replace if required.		Sum	
	Ground Floor Front Hall and WC			
8.19	Allow here to remove ceramic floor tiles and dispose of, include to supply and lay new non-slip floor tiles. Allow the prime cost sum of £70 ex VAT / m² for supply of floor tiles only as agreed with Employer, include all adhesives.			
8.20	Allow here to remove, supply and fit new shelf to hallway on a like-for-like basis.			
8.21	Allow here to supply and fit new WC and sink on a like-for-like basis.			
8.22	Allow here to supply all materials to construct boxwork around all pipework, include plasterboard and skim.			
8.23	Supply and fit ceramic wall tiles on a like-for-like basis. Allow the prime cost sum of £45 ex VAT / m² for supply of wall tiles only as agreed with Employer. Two courses above sink only. Only two courses above sink if Employer requests.			
	Kitchen			
8.24	Supply and fit ceramic wall tiles on a like-for-like basis. Allow the prime cost sum of £45 ex VAT / m² for supply of wall tiles only as agreed with Employer. Only two courses above sink if Employer requests.			
8.25	Allow here to remove ceramic floor tiles and dispose of, include to supply and lay new non-slip floor tiles. Allow the prime cost sum of £70 ex VAT / m² for supply of floor tiles only as agreed with Employer, include all adhesives.			
8.26	Allow here a PROVISIONAL SUM of £7,500.00 plus VAT to remove, dispose off, supply and fit new electrical AGA. To include a large extractor unit within the chimney breast.		Sum	£7,500.00

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
8.00	INDIVIDUAL ROOMS			
	Kitchen Cont'd.../			
8.27	Allow here to remove, dispose off, supply and fit new kitchen on a like-for-like basis.			
8.27a	Allow here a PROVISIONAL SUM of £18,000.00 plus VAT to supply only kitchen.		Sum	£18,000.00
8.28	Allow here to remove and dispose of all timber spice racks above the AGA, supply materials and construct new racks.			
8.29	Allow here to replace window cill x 2.			
	Understairs Cupboard			
8.30	Allow here clean using sugar soap to surfaces throughout property, including plasterwork and timberwork where these are to be retained.			
8.31	Allow here a PROVISIONAL SUM of £500.00 plus VAT to carry out any repair works.		Sum	£500.00
	Utility			
8.32	Supply and fit ceramic wall tiles on a like-for-like basis. Allow the prime cost sum of £45 ex VAT / m² for supply of wall tiles only as agreed with Employer.			
8.33	Allow here to remove ceramic floor tiles and dispose of, include to supply and lay new non-slip floor tiles. Allow the prime cost sum of £70.00 ex VAT / m² for supply of floor tiles only as agreed with Employer, include all adhesives.			
8.34	Allow here a PROVISIONAL SUM OF £3,000.00 plus VAT to remove, dispose of, supply and fit new units and work top. Extra to last to include a water softener.		Sum	£3,000.00
8.35	Allow here to remove and dispose of all timber spice racks above the door and adjacent to door, supply materials and construct new racks.			

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
8.00	INDIVIDUAL ROOMS			
	Shower Room			
8.36	Allow here to remove, supply and fit new WC, sink, shower cubicle and vanity unit.			
8.37	Supply and fit ceramic wall tiles within shower enclosure and splash back to wash basin. Allow the prime cost sum of £70.00 ex VAT / m² for supply of wall tiles only as agreed with Employer.			
8.38	Supply and fit ceramic wall tiles on a like-for-like basis. Allow the prime cost sum of £45 ex VAT / m² for supply of wall tiles only as agreed with Employer.			
	SECTION 8 TO COLLECTION			£40,000.00

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
9.00	DOORS AND WINDOWS			
9.01	Remove doors listed below. Ease / adjust as necessary. Rehang, ensure correct fit and service locks / ironmongery.			
9.02	Extra to last include for the below works to windows: <ul style="list-style-type: none"> • All first and ground floor internal doors • First floor bathroom new windows x 1 • First floor middle bedroom new glazing to 3 x windows • First floor left-hand bedroom new windows x 3 • First floor middle bedroom new windows x 3 • Ease and adjust all ground floor windows. • All external doors 			
9.03	Allow here a PROVISIONAL SUM of £4,5000.00 plus VAT to carry out remedial work to windows and doors following full assessment.		Sum	£4,500.00
9.04	Remove doors and windows, cart away as listed below and thereafter supply and fit new replacement doors to match existing in all respects including new locks / ironmongery to match: <ul style="list-style-type: none"> • Second floor windows x 3 			
9.05	Allow here to supply and fit new secondary glazing throughout entire property.			
	SECTION 9 TO COLLECTION			£4,500.00

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
10.00	DECORATION			
	External			
10.01	To all new external joinery items sand, knot and apply 2 x coats primer, 1 x coat undercoat and 2 x coats gloss paint in Dulux Weathershield or similar.			
10.02	To all existing windows and doors sand and apply 1 x coat primer, 1 x coat undercoat and 2 x coats gloss paint in Dulux Weathersfield or similar if oiled.			
10.03	Sand cast iron soil and vent pipe assembly and apply 1 x coat smooth Hammerite in white.			
	Internal			
NOTE:	All emulsion used internally on walls and ceilings to be fully breathable with minimum moisture vapour transmission rate (MVTR) of 1000g/m ² per 24 hours.			
10.04	To all walls and ceilings throughout apply 1 x mist coat and 2 x full coats emulsion in colour as agreed with Employer.			
10.05	To all new internal joinery items sand, knot and apply 2 x coats primer, 1 x coat undercoat and 2 x coats gloss paint in Dulux Weathershield or similar.			
10.06	To all internal existing windows, sand and apply 1 x coat primer, 1 x coat undercoat and 2 x coats gloss paint in Dulux Weathersfield or similar.			
10.07	Sand all existing skirtings, architraves, boxings & casing and the like and apply 1 x coat undercoat and 2 x coats egg shell.			

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
10.00	DECORATION			
	Internal Cont'd.../			
10.08	Sand all new internal doors and frames and apply 3 x coats beeswax finish.			
10.09	Sand all existing internal doors and frames and apply 2 x coats bees wax finish.			
	SECTION 10 TO COLLECTION			£0.00

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
11.00	BUILDING SERVICES			
11.01	Include here to appoint an NICEIC approved electrician to inspect and report on the property's entire electrical installation and submit a report to the Contract Administrator outlining any defects and provide a breakdown of all costs for repairs and upgrades.			
11.02	Allow here a PROVISIONAL SUM of £12,000.00 plus VAT to carry out repairs to the electrical system as instructed to do so by the Contract Administrator.		Sum	£12,000.00
11.03	Include here to appoint a Gas Safe or similar engineer to inspect and report on the property's plumbing and heating system and submit a report to the Contract Administrator outlining any defects and provide a breakdown of all costs for repairs and upgrades.			
11.04	Allow here a PROVISIONAL SUM of £10,500.00 plus VAT to carry out repairs to the plumbing and central-heating systems throughout, as instructed to do so by the Contract Administrator. Include here new radiators throughout. Include water pumps for 2 showers and heating system and hot water tank.		Sum	£10,500.00
11.05	Allow here to carry out a full pressure test of the heating system and provide a water pressure report on completion.			
	SECTION 11 TO COLLECTION			£22,500.00

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
12.00	FINISHING ITEMS			
12.01	All certificates, warranties and guarantees are to be provided upon completion and to ensure full satisfaction of Building Control requirements. This information needs to be included within any Health and Safety File before practical completion.			
12.02	The contractor is to allow here for a professional cleaning company to fully clean the internal areas of the property upon completion, prior to re-occupation.			
12.03	Allow for all windows and doors, including frames and glazing, to be fully cleaned internally and externally upon completion.			
12.04	Allow here to remove and make good any areas of temporary protection, either following the strip out or upon completion of the main repairs, including external areas.			
	SECTION 12 TO COLLECTION			£0.00

Our Ref: 210886/KLM

SECTION 3: ITEMS OF WORK

SCHEDULE OF WORKS

ITEM	DESCRIPTION	QTY	UNIT	TENDER COSTS (£)
13.00	CONTRACTOR'S QUALIFIED ITEMS To be listed below			
	SECTION 13 TO COLLECTION			£0.00

Our Ref: 210886/KLM

SECTION 4

Tender Form & Tender Summary

Our Ref: 210886/KLM

TENDER CHECKLIST
TO BE COMPLETED BY CONTRACTOR

Tick to confirm

- | | |
|---|--------------------------|
| Reviewed Section 1 Pre Construction Information | <input type="checkbox"/> |
| Are able to produce Construction Phase Plan | <input type="checkbox"/> |
| Are familiarised with Section 2 Standards/Codes | <input type="checkbox"/> |
| Have or allowed in costs for Insurances | <input type="checkbox"/> |
| Reviewed all Appendices | <input type="checkbox"/> |
| Visited site and understand the works involved | <input type="checkbox"/> |
| Completed the Labour/Daywork Rates in Section 2 | <input type="checkbox"/> |
| Priced <u>all</u> works items in Section 3 | <input type="checkbox"/> |
| Completed Tender Summary | <input type="checkbox"/> |
| Entered tender sum on Tender Form | <input type="checkbox"/> |
| Stated contract period on Tender Form | <input type="checkbox"/> |
| Company named, signed and witnessed Tender Form | <input type="checkbox"/> |

FOR SMITHERS PURSLOW USE ONLY

DATE RECEIVED.....

OPENED BY.....

SIGNATURE.....

WITNESSED BY.....

SIGNATURE.....

WITNESSED BY.....

SIGNATURE.....

Our Ref: 210886/KLM

SECTION 4: TENDER FORM

For: Fire Damage Repairs

To: The formal representative of: Mr S & Mrs E Hudson

c/o Gateley Smithers Purslow, Glaston Hall, Spring Lane, Glaston, Rutland LE15 9BZ

We, having read and understood the Form of Contract and Schedule of Works and having examined the tender drawings where referred therein, do hereby offer to execute the whole works described in accordance with the Conditions of Contract for the sum of (enter sum in words):

£185,680.00 (in numerals)

Date and Time of Site Visit: [REDACTED]

We can **commence** the works as described in accordance with the Conditions of the Contract and upon authorisation from the Client as soon as (week commencing): [REDACTED]

We agree to **undertake and complete** the works as described, in accordance with the Conditions of the Contract, within [REDACTED] weeks.

We agree in the event of your acceptance of this offer to enter into a formal Contract, signed under hand, embodying all the conditions and terms contained in the Contract.

We agree that should arithmetic errors be identified prior to acceptance of this offer these will be corrected.

The offer remains open for consideration for 3 months from the date fixed for the lodgement of the tender.

On this _____ day of _____ 2022.

Company Name: _____

Company Registration No: _____

Address: _____

Telephone No: _____

Signature: _____ Name: _____

Witnessed by (Name:) _____

(Signature): _____

PRINT OFF THIS PAGE ONLY, COMPLETE SIGNATURE & WITNESS AND PDF BACK IN BEFORE SENDING BACK WITH YOUR TENDER IN EXCEL FORMAT

Our Ref: 210886/KLM

SECTION 4: TENDER SUMMARY

SCHEDULE OF WORKS

for

FIRE DAMAGE REPAIRS

at

**ROSE COTTAGE
CHURCH LANE
THWAITE
EYE
SUFFOLK**

1.00	CONTRACTOR'S PRELIMINARIES	£0.00
2.00	SITE SETUP & STATUTORY APPLICATIONS	£0.00
3.00	ENABLING WORKS	£3,500.00
4.00	ROOM DIMENSIONS	
5.00	ROOF CONSTRUCTION PROPOSED ROOF PLAN - TENDER ONL	£60,000.00
6.00	OTHER EXTERNAL REPAIRS	£30,000.00
7.00	GENERAL INTERNAL WORKS	£8,300.00
8.00	INDIVIDUAL ROOMS	£40,000.00
9.00	DOORS AND WINDOWS	£4,500.00
10.00	DECORATION	£0.00
11.00	BUILDING SERVICES	£22,500.00
12.00	FINISHING ITEMS	£0.00
13.00	CONTRACTOR'S QUALIFIED ITEMS	£0.00
	SUB-TOTAL:	£168,800.00
	ADD CONTINGENCY 10%:	£16,880.00
	TENDER (EXCL VAT):	£185,680.00

Our Ref: 210886/KLM

REVISIONS

Rev		Schedule of Revisions
A		
B		
C		
D		