

Ref: 122302

**Schedule of Works
For
Fire damage repairs
At
18 Hawthorn Close
Burton Latimer
Kettering
Northamptonshire
NN15 5QF**



Doc Date: 03/12/23

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Appendices

None

Section 1: Property and Contact Information

Property Details	
Site Address	18 Hawthorn Close Burton Latimer Kettering Northamptonshire NN15 5QF
What3words Location	///powers.scooped.morphing
Access Considerations	
Occupier Details	Key safe access N/A N/A
Correspondence Address	N/A N/A N/A N/A N/A
Instruction Party Details	
Instructing Party Details	*Company* *Name* *Landline* *Mobile*
Instructing Party Address	*Number and Road* *Line 1* *Line 2* *County* *Postcode*
Immediate Risks	
Immediate Risks	Asbestos products, mould, serious fire damage

Section 3: Tender Summary

Item	Description	Qty	Unit	Tender Cost (£)
	Summary			
1.00	Preliminaries & Site Set-Up			£0.00
2.00	Enabling Works			£8,000.00
3.00	Dimensions			£0.00
4.00	Strip Out			£0.00
5.00	Reinstatement			£5,000.00
6.00	Roof and External			£0.00
7.00	Decorations			£0.00
8.00	Services			£20,000.00
9.00	Completion Items			£0.00
10.00	Contractor's Qualified Items			£0.00
	Variations			£0.00
	Sub-Total:			£33,000.00
	10% Contingency:			£3,300.00
	Tender Total:			£36,300.00

All costs must be inclusive of OHP

[illegible]

Item	Description	Qty	Unit	Tender Cost (£)
2.00	Enabling Works			
2.01	Allow for appropriate number of skips to undertake all elements of the below listed works including but not limited to site clearance, strip out, and construction waste. Skip location to be agree with Employer prior to commencement.	1	item	
2.02	Include to adhere to current regulation for special disposal of recycling or hazardous materials, including waste wood item from structures built before 2007, or waste classed as Grade D to be segregated into separate skips. Include for hardboard surface protection under skips.	1	item	
2.03	Allow for temporary protection to all surfaces in the working area of that will come into contact with the works. Include also for protection for where stored items will be placed, and the stored items themselves. Damage caused due to failure to adhere to this will be rectified by the contractor at their own expense.	1	item	
2.04	Allow to provide all necessary scaffolding and working platforms both internally and externally, including for all related sub-contractor works. Include for all guardings, mesh, and signage, for proper and safe execution of the below listed works. Works are to be carried out in line with the Working at Height Regulations 2005. All scaffolding must be in accordance with the 1992 CITB 'Construction of Site Safety Notes - Scaffolding (booklet 5)' and all amendments, and in accordance with all British Standards and HSE guidelines and requirements for such activities.	1	item	
2.05	Allow for all permits as required to undertake the works. Consideration for permits include but are not limited to scaffolding, skips, welfare, compounds, parking, and congestion charges.	1	item	
2.06	Allow to accurately make up locations of existing fixtures and fittings throughout the works area, to include a photographic record, and to reinstate to match the existing.	1	item	
2.07	Allow for appropriate security for the duration of the works, assuming the property will be unoccupied and that the contractor is fully responsible for site security.	1	item	

Item	Description	Qty	Unit	Tender Cost (£)
2.00	Enabling Works			
2.08	Allow for liaison with Contract Administrator for the duration of the project, and to provide a project programme, to be updated as required to reflect any update on completion dates.	1	item	
2.09	Note: The contractor is to include OHP within their tender. Variations in respect of this will not be entertained.	1	item	
2.10	Allow to provide photographic evidence and document all key stages of the works in compliance with the Building Regulations, with particular consideration to Part L of the Approved Documents. A date, time, and geo-location stamp of each image is to be provided where possible, for future reference.	1	item	
2.11	Allow to remove and skip all fire debris in accordance with all waste disposal regulations.	1	item	
2.12	Allow to employ an asbestos surveyor to undertake a full R&D asbestos survey throughout the property.	1	item	
2.13	Further to the above, allow a PROVISIONAL SUM of £3,000 for asbestos removal works.		sum	£3,000.00
2.14	Allow to employ a cavity specialist to undertake an inspection and report on the condition of the cavity and any insulation, if present.	1	item	
2.15	Further to the above, allow a PROVISIONAL SUM of £5,000 for cavity remedial works.		sum	£5,000.00
2.16	Ensure a suitable Structural Engineer's design has been provided prior to commencement, and approval of the same has been received from Building Control.	1	item	
	Section 2 total			£8,000.00

Item	Description	Qty	Unit	Tender Cost (£)
4.00	Strip Out			
4.01	Allow to remove and skip the plasterboard to all ceilings, and de-nail all joists.	43	m2	
4.02	Allow to remove and skip the carpets to all rooms, save for the bathroom, including all underlay and gripper rods.	39	m2	
4.03	Allow to remove and skip vinyl floor covering to the bathroom, including where the same dresses up the wall. Include to remove and skip all angle fillets, and trims.	3	m2	
4.04	Allow to remove and skip all floor tiles to the shower, include for all tile adhesive and shower tray former.	2	m2	
4.05	Allow to remove and skip all skirting boards and architraves to all rooms.	97	m	
4.06	Allow to remove and skip all doors and door frames to all rooms.	6	no	
4.07	Allow to remove and skip all window boards to all rooms.	4	no	
4.08	Allow to remove and skip the windows and window frames to all rooms.	4	no	
4.09	Allow to remove and skip curtain battens and rails to the kitchen, lounge, and bedroom.	1	item	
4.10	Allow to isolate, drain, remove and skip radiators to all rooms. Include to remove any damaged tails.	5	no	
4.11	Allow to hack off and dispose of waste, plaster to all walls in all rooms.	130	m2	
	Kitchen			
4.12	Allow to remove and skip the existing wall and base units, worktop, and plinths.	1	item	
4.13	Allow to isolate, remove, and skip the sink and tap.	1	item	
4.14	Allow to isolate the electrics in the electrical cupboard and provide a temporary board, to be installed by a suitably qualified NICEIC electrician. Allow to remove and skip the cupboard framing and existing electrical board.	1	item	

Item	Description	Qty	Unit	Tender Cost (£)
4.00	Strip Out			
	Kitchen continued			
4.15	Allow to isolate, remove, and skip the existing boiler and flue and any surface-mounted pipework.	1	item	
4.16	Allow to remove and skip the framework to the pantry, and any shelving within the pantry.	1	item	
4.17	Allow to hack off and dispose of the tiled splashback, including and tile adhesive and trims.	5	m2	
4.18	Allow to remove and skip the existing rear external composite door and frame, and provide a temporary secure door.	1	item	
	Hall			
4.19	Allow to remove and skip the existing front external composite door and frame, and provide a temporary secure door.	1	item	
4.20	Allow to remove and skip the wall-mounted coat hooks and pattress.	1	item	
	Bathroom			
4.21	Allow to hack off and dispose of the full-height wall tiles, including all tile adhesive and trims.	19	m2	
4.22	Allow to remove and skip all ancillary bathroom items, i.e. toilet roll holder, towel rail, etc.	1	item	
4.23	Allow to remove and skip all handrails and pattressing, where present.	1	item	
4.24	Allow to isolate, disconnect, remove, and skip the vanity unit and sink. Include to remove any damaged surface-mounted pipework.	1	item	
4.25	Allow to remove and skip the toilet pan and cistern.	1	item	
4.26	Allow to remove and skip the electric shower unit, hose, and ancillary items.	1	item	
	Roof and External			
4.27	Allow to remove and skip the existing roof tiles and timber battens.	1	item	
4.28	Allow to remove and dispose of the existing roofing felt and timber structure down to wall plate level, and to the junction with No.17.	1	item	

Item	Description	Qty	Unit	Tender Cost (£)
5.00	Reinstatement			
5.01	Allow to supply and install new 12.5mm plasterboard to all ceilings. Ensure all joints are staggered and scrim taped, and apply 3mm plaster skim, and leave ready to receive decoration.	43	m2	
5.02	Allow to apply new 2-coat plaster to all internal and external masonry walls, ensuring a smooth skim finish, and leave ready to receive decoration.	130	m2	
5.03	Allow to supply and install new softwood timber skirtings and architraves to all rooms. Include for all fixings and adhesive as required, and leave ready to receive decoration..	97	m	
5.04	Allow to supply and install all new softwood timber window boards. Include for all fixings, adhesive, and packers as required, and leave ready to receive decoration.	4	no	
5.05	Allow to supply and install all new softwood timber door frames to all rooms. Include for all fixings, adhesive, and packers as required, and leave ready to receive decoration.	6	no	
5.06	Allow to supply and install new pre-finished hollow core doors. Include for all new ironmongery to Employer's choice of colour and finish. Include for all fixings, and easing and adjusting as required.	6	no	
5.07	Allow to supply and install new softwood timber curtain rail pattress above the windows in the kitchen, lounge, and bedroom. Include for all fixings as required, and leave ready to receive decoration.	4	no	
5.08	Allow to supply and install new curtain rails above the windows in the kitchen, lounge, and bedroom. Include for all fixings as required.	1	item	
5.09	Allow to supply and install all new white uPVC, double-glazed windows to all rooms. New windows to match the existing in all respects, including size, operation, and configuration. Include for all fixings and packers as required.	4	no	
5.10	Allow to supply and install new single panel radiator to all rooms. Sizes to suit the respective rooms. Include for all brackets and fixings, and any adjustments to pipework tails as required.	5	no	

Item	Description	Qty	Unit	Tender Cost (£)
5.00	Reinstatement			
5.11	To the bathroom, allow to supply and lay new non-slip, safety vinyl flooring to the bathroom. Allow a PC SUM of £30/m2 for supply only of the vinyl. Include for 100mm upstand to all walls, and for all angle fillets at wall junctions, and seal to the head of all upstands. Vinyl samples to be provided to the Employer prior to supply.	5	m2	£5,000.00
5.12	To the bathroom, allow to supply and install new shower tray former to suit the existing space and waste. Include for all adhesive and connections as required.	1	item	
5.13	Kitchen Allow to supply and install new kitchen wall and base units, plinths, and laminated timber worktop to Employer's specification. Allow a PROVISIONAL SUM of £5,000 for supply only of these items. Include for fitting, and OHP in addition to this, within this item.		sum	
5.14	Allow to supply and install new mixer tap and stainless steel sink and drainer. Include for all pipework and connections, and for all adhesive and sealants as required.	1	item	
5.15	Allow to supply and lay new tiled splashback above the kitchen worktop to underside of the wall units. Include for all tile adhesive, trims, grout, and sealants as required. Allow a PC SUM of £25/m2 for supply only of the tiles. Include for labour and OHP also in this item.	5	m2	
5.16	Allow to supply and install new full-height timber pantry comprising treated timber stud walls fixed base and head with 2no staggered noggins per stud.	1	item	
5.17	Further to the above item, allow to supply and install new 12.5mm plasterboard to both sides of the walls. Ensure all joints are staggered and scrim taped, and apply 3mm plaster skim, and leave ready to receive decoration.	5	m2	
5.18	Further to the above item, include to supply and install new timber slatted shelving to the pantry. Include for all fixings as required.	1	item	

Item	Description	Qty	Unit	Tender Cost (£)
5.00	Reinstatement			
	Kitchen continued			
5.19	Allow to supply and install new external composite door and frame. Include for removal of temporary door, all fixings, adhesives, packers, and adjusting and required.	1	item	
	Hall			
5.20	Allow to supply and install new external composite door and frame. Include to remove the temporary secure door. Include for all fixings, adhesives, packers, and adjusting and required. Door to include letter box.	1	item	
	Bathroom			
5.21	Allow to supply and install new bathroom wall panelling (Whiterock or similar approved) to full height. Include for all tile adhesive, trims, grout, and sealants as required. Allow a PC SUM of £25/m2 for supply only of the tiles. Include for labour and OHP also in this item.	19	m2	
5.22	Allow to supply and install new ancillary bathroom fittings, including toilet roll holder, towel rail, etc. to match the original. Include for all fixings as required.	1	item	
5.23	Allow to supply and install new sanitaryware including wash hand basin, toilet, cistern, and electric shower unit and hose. Allow for all new connections and amendments to pipework as required. Include for all fixings and sealants as required.	1	item	
5.24	To the kitchen, allow to supply and lay new vinyl floor covering to Employer's choice of colour / design, samples to be provided on site prior to supply. Allow a PC SUM of £25/m2 for supply only of the vinyl. Include for all fitting and OHP in additional to this. Include for all adhesive as required.	12	m2	
	Section 5 total			£5,000.00

Item	Description	Qty	Unit	Tender Cost (£)
6.00	Roof and External			
6.01	Allow to construct new timber roof structure in line with Structural Engineer's design, allowing for supply of all treated timber and fixings as specified, including ceiling joists and wall plate where specified within the design. Ensure sign-off by building control prior to covering up.	1	item	
6.02	Allow to supply and lay new roofing felt to the topside of the rafters ensuring proper lapping and fixing in accordance with manufacturer's recommendations. Include for all fixings as required.	1	item	
6.03	Allow to supply and install new treated timber tile battens at spacings to suit the new roof tile. Include for all fixings as required.	1	item	
6.04	Allow to supply and lay new roof tiles to match the existing as closely as practicable in terms of colour, finish, and design. Ensure tile laps and installation is in accordance with manufacturer's recommendations. Include for all fixings are required.	1	item	
6.05	Allow to supply and lay new mineral wool insulation throughout the loft space, allowing for 300mm in total. Insulation to be laid between joists (200mm) and cross-laid over joists (100mm).	55	m2	
6.06	Allow to supply and install new uPVC guttering and downpipes, to match the existing configuration and connected to the existing drainage system. Ensure all guttering is installed to correct falls and tested to run dry on completion. Include for all brackets and fixings as required.	15	m	
6.07	Allow to supply and install new timber vented soffit, fascia, and barge boards. Include for all fixings as required and leave ready to receive decoration.	15	m	
6.08	To the porch, allow to supply and install new weather board to the underside of the porch canopy. Include for all fixings as required and leave ready to receive decoration.	6	m2	
	Section 6 total			£0.00

Item	Description	Qty	Unit	Tender Cost (£)
7.00	Decorations			
7.01	To new wall plaster, allow to apply mist coat and 2no top coats of emulsion paint to Employer's choice of colour and finish.	130	m2	
7.02	To new ceiling plaster, allow to apply mist coat and 2no top coats of emulsion paint to Employer's choice of colour and finish.	43	m2	
7.03	To new joinery, allow to knot-stop, prime, and apply 2no top coats of stain or gloss to Employer's choice of finish.	105	m	
7.04	To new doors, allow to prime, and apply 2no top coats of stain or gloss to Employer's choice of finish.	6	no	
Section 7 total				£0.00

Item	Description	Qty	Unit	Tender Cost (£)
9.00	Completion Items			
9.01	Allow to provide all certificates, warranties, and guarantees upon completion of the works, and to ensure full satisfaction of the Building Control, Planning, or other formal requirements. This information is to be provided in the Health and Safety File prior to Practical Completion.	1	item	
9.02	Allow for a professional cleaning company to undertake a full sparkle clean of the works area and all adjoining affected areas upon completion of the works, and prior to re-occupation. Include all glazing and doors, internally and externally.	1	item	
9.03	Allow to remove and make good any areas of temporary protection upon completion of the works, including internal and external areas.	1	item	
9.04	Allow for all new and re-hung doors to be eased and adjusted accordingly upon completion of the works.	1	item	
Section 9 total				£0.00

Section 3: Tender Summary

Overheads and Profits															
<p>The cost of the below items will be reimbursed at the all-inclusive rates as listed:</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: right;">Labour:</td> <td style="width: 80px; height: 20px; background-color: #d9ead3;"></td> <td style="text-align: center;">%</td> </tr> <tr> <td style="text-align: right;">Materials:</td> <td style="width: 80px; height: 20px; background-color: #d9ead3;"></td> <td style="text-align: center;">%</td> </tr> <tr> <td style="text-align: right;">Plant:</td> <td style="width: 80px; height: 20px; background-color: #d9ead3;"></td> <td style="text-align: center;">%</td> </tr> <tr> <td style="text-align: right;">Sub-contractors:</td> <td style="width: 80px; height: 20px; background-color: #d9ead3;"></td> <td style="text-align: center;">%</td> </tr> </table>		Labour:		%	Materials:		%	Plant:		%	Sub-contractors:		%		
Labour:		%													
Materials:		%													
Plant:		%													
Sub-contractors:		%													
Tender Checklist															
<p>The below items are to be initialled by the contractor to confirm agreement:</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: right;">Reviewed all appendices:</td> <td style="width: 80px; height: 20px; background-color: #d9ead3;"></td> </tr> <tr> <td style="text-align: right;">Visited site:</td> <td style="width: 80px; height: 20px; background-color: #d9ead3;"></td> </tr> <tr> <td style="text-align: right;">Understand all required works:</td> <td style="width: 80px; height: 20px; background-color: #d9ead3;"></td> </tr> <tr> <td style="text-align: right;">Agree to complete all works to relevant standards:</td> <td style="width: 80px; height: 20px; background-color: #d9ead3;"></td> </tr> <tr> <td style="text-align: right;">Hold current relevant insurances for works duration:</td> <td style="width: 80px; height: 20px; background-color: #d9ead3;"></td> </tr> <tr> <td style="text-align: right;">Provided a bona fide tender for the listed works:</td> <td style="width: 80px; height: 20px; background-color: #d9ead3;"></td> </tr> <tr> <td style="text-align: right;">Understand and appraised all risks involved in the listed works:</td> <td style="width: 80px; height: 20px; background-color: #d9ead3;"></td> </tr> </table>		Reviewed all appendices:		Visited site:		Understand all required works:		Agree to complete all works to relevant standards:		Hold current relevant insurances for works duration:		Provided a bona fide tender for the listed works:		Understand and appraised all risks involved in the listed works:	
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Hold current relevant insurances for works duration:															
Provided a bona fide tender for the listed works:															
Understand and appraised all risks involved in the listed works:															
Acknowledgement															
<p>In relation to the: Fire damage repairs</p> <p>At: 18 Hawthorn Close, Burton Latimer, Kettering, Northamptonshire, NN15 5QF</p> <p>We: </p> <p>Have read and understood the requirements under this Schedule of Works and have examined all of the related documentation, risks, and hereby offer to execute the whole of the listed works in accordance with all requirements set before us, for the sum of:</p> <p>Enter in Words: _____</p> <p style="margin-top: 20px;">Enter in Numerals: _____</p> <p>We are able to commence the listed works upon authorisation from the Client or their chosen representative as soon as week commencing: </p> <p>And agree to complete the listed works within: weeks.</p> <p>The above offer remains open and fixed for consideration for: months.</p>															

Contractor Signature

We agree that, in the event this tender is accepted, to proceed to enter in to a formal contract to undertake the listed works. We agree that all details contained within this documents will be adhered to. We agree:

On this _____ day of _____ 2023.

Company Name: _____

Company Registration No.: _____

Registered Address: _____

Telephone No.: _____

Signature: _____ Name: _____

Witness Signature: _____ Name: _____

Internal Use Only

Date Received: _____

Date Checked: _____

Checked by: _____

Signature: _____

Witnessed by: _____

Signature: _____