


## SCHEDULE OF WORKS

Ref.	Description	£	p
<b>3.0</b>	<b>SCHEDULE OF WORKS</b>		
<b>3.1</b>	<b>INTRODUCTION</b>		
3.1.1	The contractor is to note that the proposed works forming this schedule are for external and internal repair and redecoration to various areas of the building forming 2 Sunbury Lock House.		
3.1.2	<p>The location of Sunbury Lock House is shown in the Google Maps image below, as well as in more detail in Appendix A.</p> 		
3.1.3	Location of works: 2 Sunbury Lock House, Towpath, Waterside Drive, Walton on Thames, KT12 2JD.		
3.1.4	<p>The Client will be: Environment Agency  Address: Kings Meadow House, Kings Meadow Road, Reading, Berkshire, RH1 8DG.</p>		
3.1.5	<p>The Client Representative will be: Ridge &amp; Partners LLP  Address: Beaumont House, 59 High Street, Theale, Reading, Berkshire, RG7 5AL.</p> <p>The contractor is to note that existing layout drawings and a general site location drawing are provided in Appendix C.</p>		
<b>3.2</b>	<b>GENERAL</b>		
3.2.1	The schedule has been prepared in order for a detailed cost breakdown to be provided, to aid the assessment of the works and to assist with progress and payments.		
3.2.2	The contractor is to take responsibility for the schedule and is to ensure its completeness with regards to the proposed scope of works. No costs incurred by the contractor during the pricing of these works will be accepted by the Employer.		

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3.2.3	The contractor should note that all items of work contained within this schedule have been described in reasonable detail, but the contractor shall consider them in conjunction with material manufacturers recommendations, and actual work on site. The contractor shall include in his price for everything that is necessary in order to allow him to carry out the works in the best manner whether specifically mentioned or not. If and where approximate quantities are stated, these are for guidance only and the contractor is to make their own assessment of the actual quantities required by visiting site prior to submitting their costed return.		
3.2.4	The contractor is responsible for checking all dimensions on site. Any alterations or amendments to those detailed in this document are to be confirmed in writing by Ridge & Partners LLP.		
3.2.5	Should there be any items of work which the contractor is unclear as to what is required, then the query should be raised to Ridge & Partners LLP for clarification, during the tender process.		
3.2.6	The contractor is to price the schedule boldly in black ink, or typed to facilitate the photocopying of priced copies.		
3.2.7	The contractor is to allow to price for each item individually where ever possible. Items should not be grouped together quoting lump sums prices.		
3.2.8	No qualifications or alterations of any kind are to be made by the contractor to this schedule of works without the written agreement by the CA (Ridge & Partners LLP) or Environment Agency.		
3.2.9	The contractor is to refer to the Preliminaries section of this document for all applicable standards of all products and materials described below. Strict adherence to the requirements are required at all times.		
3.2.10	The contractor is to refer to Materials and Workmanship clauses included with the Preliminaries section of this document for all applicable standards of all products and materials described below. Strict adherence to the requirements are required at all times.		
3.2.11	The contractor must examine this specification document, to ascertain all local conditions and restrictions, accessibility and visit site to ensure they have allowed for all necessary works (all labour, materials and equipment). No claims arising from the failure to do so, will be considered. The client will not be held responsible for any additional works claims which are deemed to be reasonably foreseeable which the contractor should have included for.		

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3.2.12	The contractor's attention is also drawn to the Appendices detailing additional information required to complete the works. The contractor must strictly adhere to the requirements of these sections at all times while completing the works.		
3.2.13	The contractor must notify Ridge & Partners LLP upon the discovery of any discrepancies, errors or omissions within the specification documents or the works required immediately.		
3.2.14	The contractor shall be responsible for ensuring all employees including sub-contractors fully understand and work in accordance with the site's rules and procedures. All contractors must wear company clothing, ID badges and have the correct PPE provisions.		
3.2.15	Allow to submit a detailed and site specific Pre-start Health & Safety Plan for the proposed works to Ridge & Partners LLP for comment and approval.		
3.2.16	The contractor is to allow for regularly removing waste materials from site (noting that there is limited access to the property, due to its location on an island in the River Thames. Where items are to be set aside, allow to record their condition and for safe and secure storage.		
3.2.17	The contractor is to leave the working areas clean and tidy upon at the end of the each working day.		
3.2.18	The contractor is to price for all works to be undertaken during "normal working hours" unless otherwise stated. Exact timings: to be confirmed, prior to works starting on site. No weekend or Bank Holiday works is permitted. No noisy works are permitted before 8.30am.		
3.2.19	Access to the site is only permitted for working on the proposed works.		
3.2.20	The contractor shall carry out the works without undue inconvenience and nuisance and without danger to building owners, occupants and visitors.		
3.2.21	When undertaking the specified works, they are to be in accordance with manufacturer's recommendations and guidelines.		
<b>3.3</b>	<b>WORKS PROGRAMMING/ PHASING</b>		
3.3.1	The works are to be undertaken in an unoccupied residential property. Therefore the contractor is to consider the use of the site as part of phasing the works.		

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3.3.2	The contractor is to outline their proposals for programming the works below. A project programme must be provided with the tender.		
3.3.3	Prior to commencing works on site, the contractor must produce detailed plans for means of access, site compound, storage facilities, means of escape and evacuation routes from the building during the course of the works. This is to be issued to Ridge & Partners LLP and the Environment Agency for approval a minimum of two weeks prior to the commencement of works.		
3.3.4	The works are to be undertaken in strict accordance with all Statutory Consents and Conditions required by the local Building Control and Planning Department where necessary. The contractor shall be responsible for ensuring all works undertaken comply with current regulations and byelaws.		
3.3.5	The successful contractor is to undertake the works utilising trades persons and operatives who have the relevant experience, competence and technical skills required to achieve the applicable standards of all works, products and materials described below.		
3.3.6	The contractor is to make a reasonable allowance for the inspection, instruction and agreement of any works by Ridge & Partners LLP during the works as necessary to complete the works to the reasonable satisfaction of Ridge & Partners LLP.		
3.3.7	The contractor is to note that all electrical works that are required to be undertaken to the property, are to be carried out by the Environment Agency's Term Electrical Contractor, such as light fittings, sockets, wiring, bathroom and kitchen extraction etc. As a result, no electrical works have been allowed for in this Schedule of Works. However, where required, allow to liaise with the electrical company and the Environment Agency accordingly. Include to make good affected surfaces (walls, floors, ceilings, joinery etc.), if and where required.		
<b>3.4</b>	<b>CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS) 2015</b>		
3.4.1	The Construction (Design & Management) Regulations 2015 apply in full to these works. The contractor must comply with these regulations and ensure all required information is provided.		
3.4.2	Even though the building is unoccupied, the contractor must maintain safe access routes for all residents, visitors, deliveries and own workforce.		

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Ref.	Description	£	p
<b>3.5</b>	<b>REFURBISHMENT AND DEMOLITION ASBESTOS SURVEY</b>		
3.5.1	The Environment Agency has provided an Asbestos Survey Report (dated 26 March 2021) by Amiantus Environmental Consultants Limited within Appendix D of this report. The report provides R&D information relating to the internal and external areas of the property. Should any asbestos containing materials be found, the contractor is to allow for the safe removal and disposal of all asbestos containing materials as detailed within the report that are identified within the proposed works area.		
3.5.2	The contractor is to note that the asbestos containing materials that were found in the external insulation soffit board, forming the rear kitchen extension (as stated in the report in Appendix D), have already been safely removed.		
3.5.3	Prior to the commencement of any works on site (including any site set up etc.), the contractor is to fully review the extent of Asbestos identified in the Survey Report provided within the Appendices. Where required the contractor is to employ a UKAS accredited Asbestos Surveying Specialist to undertake full Refurbishment and Demolition (R&D) inspection and survey the areas of the building not included in the Survey Report provided. This is to include for full testing of samples where applicable. Allow for all necessary asbestos air sampling, fibre identification, bulk sampling and bulk sample identification as required.		
3.5.4	The contractor is responsible for ensuring that all asbestos containing materials are correctly removed (if any are found to be present within the proposed working area), upon advice from the CA) from site by a UKAS accredited company with an approved Waste Carriers Licence and disposed of in accordance with current HSE and regulatory guidelines. Copies of disposal certificates are to be issued to Ridge & Partners LLP & the Environment Agency.		
3.5.5	During the works the contractor is to give notice immediately of suspected asbestos-containing materials if discovered during the Works and avoid disturbing such materials. Statutory risk assessments and details of proposed methods for its safe removal are to be undertaken and submitted by the contractor.		
3.5.6	The contractor is to note that all work to be carried out in accordance with Health & Safety Executive (HSE) guidelines, including The Analysts' Guide (HSG248), Asbestos: The Survey Guide (HSG264) and the Control of Asbestos Regulations 2012.		
<b>3.6</b>	<b>SITE MANAGEMENT &amp; WELFARE</b>		

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Ref.	Description	£	p
3.6.1	The contractor is to submit proposals for site set up, site accommodation and welfare facilities which will be discussed and agreed at the pre-commencement meeting. Designated space maybe provided within the grounds of the site, depending on the extent of the facilities required by the contractor.		
3.6.2	The contractor is to provide all necessary barriers; safety signage and site security required to carry out the works. This must include adequate 1800mm timber hoarding and or "Heras" type fencing, double clipped, around any external works areas and site compounds. The property must remain secure at all times and once works are complete at the end of each day. All necessary lighting, warning and prohibition signs must be provided. The contractor is to ensure that no unauthorised access is permitted within the curtilage of the site or beyond the building secured entrances.		
3.6.3	The contractor is to provide all necessary facilities and on-site welfare facilities including WC's and a mess area for the duration of the works. The contractor is to ensure that these are well maintained for the duration of the works. The contractor must ensure that all existing service covers, footpaths and other surfaces are adequately protected from damage from the use of site facilities during the works.		
3.6.4	The contractor shall provide and maintain all necessary mechanical equipment, plant etc. of all descriptions required for the satisfactory completion of the works and remove all, as and when required, or when directed by Ridge & Partners LLP.		
3.6.5	Due to the nature of the site all operatives must respect the surrounding area and be respectful to neighbours and members of the public.		
3.6.6	The contractor is to allow for removal and safe disposal of all waste from site including skips, chutes and double polythene sheeting for all hazardous waste material in accordance with current Control of Asbestos Regulations 2012 and all Health & Safety legislation.		
3.6.7	The contractor is to allow for regularly removing waste materials from site.		
3.6.8	The contractor is to allow for an appointed site foreman to be on site at all times for the duration of the works. The site foreman must be able to communicate well with the client, all client representatives and member of the public and be available to liaise directly with them at all times. Contact details of the site foreman must be provided at the pre-contract meeting.		

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Ref.	Description	£	p
3.6.9	The contractor shall be responsible for obtaining any required permission from the Local Authority, Client or other bodies for the positioning of any temporary facilities or structures outside the premises required for completing the works and ensuring all works undertaken comply with current regulations and byelaws.		
3.6.10	The contractor is to allow for all necessary protection to prevent surfaces and areas adjacent to the works from being damaged by the proposed works.		
3.6.11	The use of any electrical equipment is to be strictly controlled and steps are to be taken to ensure that leads are not long enough to touch the water. All equipment should be connected to lines to prevent their accidental dropping into water causing possible electric shocks etc.		
<b>3.7</b>	<b>EXISTING SERVICES</b>		
3.7.1	No disruption of services to the building shall be allowed without written consent from Ridge & Partners LLP or the Environment Agency and without adequate notice of the disruption being provided.		
3.7.2	Adequate protection of the existing services to the building will be required and any damage shall be made good to the satisfaction of Ridge & Partners LLP, the Environment Agency and the appropriate Statutory Authority, with the minimum of delay at the contractor's expense.		
3.7.3	The contractor is to ascertain for themselves the location of all services (which shall include gas, water, electricity, telecommunications services, fibre optic, drains (foul and surface), ducts, tubes, tunnels and the like, on and adjacent to the Site (underground and over ground)), that may be affected by the carrying out of the works and is to allow for all costs in connection with upholding, protecting and, if necessary, temporarily and / or permanently diverting and reinstating these services. All costs associated with works undertaken by Statutory / Service Utility Companies, including builder's work in connection, are to be allowed for by the contractor.		
3.7.4	All chambers, manholes, draw pits, plant and the like shall be adequately protected and any damage shall be made good at the contractor's expense.		
3.7.5	The contractor is note that the rising main is located in the cupboard under the kitchen sink.		
<b>3.8</b>	<b>ACCESS &amp; SCAFFOLDING</b>		

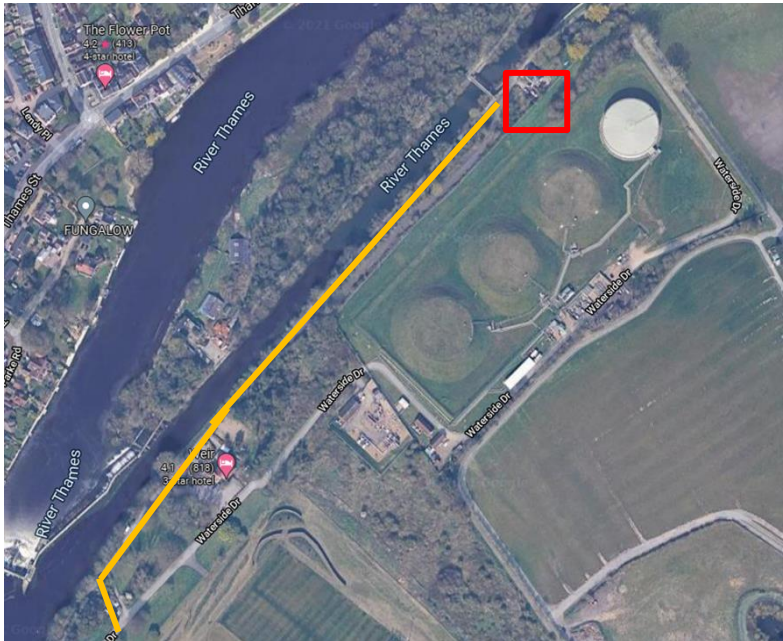


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Ref.	Description	£	p
3.8.1	The contractor is to provide all necessary access equipment required for completing the specified works. Any scaffolding and access equipment must be installed/ erected and maintained to current national standards. Where this is permitted the contractor is responsible for maintaining the access routes and providing all necessary barriers, signage etc. to maintain safe working routes for the occupants, visitors and site operatives. Upon completion all access routes to be thoroughly cleaned and reinstated to match the existing standard.		
3.8.2	Scaffolding must be installed / erected and maintained to current Building Regulations, NASCC and national standards.		
3.8.3	The contractor is to allow for safe access in order to carry out all elements of the works. The contractor is deemed to have allowed for all alterations and amendments to the scaffold design to allow works by different trades and operatives needed to complete the works.		
3.8.4	Any damage to existing structures arising as a result of scaffold assembly and the works will be made good at the expense of the contractor.		
3.8.5	The contractor must allow to supply continuous robust good quality clean debris netting to all scaffolding, where required.		
3.8.6	The contractor is to ensure that at all times, scaffolding / access provisions to undertake the works in no way reduces the security of the property. The contractor is to ensure that the scaffolding is suitably secured and protected from all persons, including any potential intruders at all times. All ladders are to be locked away at second lift level or above at the end of each working day.		
3.8.7	The scaffold at all times, should comply with the latest Building Regulations and requirements.		
3.8.8	The contractor must ensure that whilst erecting and dismantling scaffolding that noise is kept to a minimum.		
3.8.9	When painting and / or spray cleaning is being carried out in the vicinity of members of the public, the contractor is to display adequate warning notices.		



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Ref.	Description	£	p
3.8.10	The contractor is to submit proposals for all high level access measures including risk assessments and method statements along with details of proposed specialist sub contractor. Risk assessments and method statement are to be reviewed and discussed with Ridge & Partners LLP prior to the works commencing on site. Any reasonably requested amendments to the submitted documents are to be made and subsequently included within the documents prior to works commencing.		
3.8.11	<p>It should be noted that, due to the location of 2 Sunbury Lock House, there is limited vehicle access to the property, via the towpath - see orange line on map below, (access via a Environment Agency key access gate). This may limit the type of plant and equipment etc. that can be carried to the property. The contractor is to visit site prior to works starting. Possible use of an Environment Agency barge boat may possibly be arranged following review (upon further clarity and confirmation from the Environment Agency).</p> 		
3.8.12	The contractor is to familiarise themselves with the Environment Agency, Constructing a Better Environment - Safety, Health, Environment and Wellbeing, Code of Practice prior to works starting on site. This document provides guidance on working methods around the water. This is provided within Appendix E.		
3.8.13	When working near or over the water, the contractor must undertake works in accordance with the rules and requirement stated by the Environment Agency, including buoyancy aid, of a tested and approved pattern, is to be worn by all personnel working over water.		
3.9	<b>EXTERNAL FABRIC WORKS</b>		

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Ref.	Description	£	p
3.9.1	The contractor is to allow for undertaking the proposed works as detailed below. Various photographs have been provided in Appendix B as a guide, to show the areas of the building (where possible) more detail.		
3.9.2	The contractor is to allow to carefully remove and dispose the existing defective timber window from within the garage (left hand one, if looking at the rear elevation from the outside and is the window nearest the boiler within the garage), including the existing timber frame, glazing and cill. Allow to make good affected surfaces and leave ready to receive the new window.		
3.9.3	Following the removal of the existing garage window (as stated above), allow to supply and install new uPVC window casement and frame within the retained opening. Allow for new cill, sealed double glazing units, ironmongery, sealant, fixings etc. Allow to make good any internal and external affected surfaces. Colour: White. At tender stage, allow for the window to be openable. <b>Style and design of window is to be confirmed by the Environment Agency.</b>		
3.9.4	The contractor is to allow to carefully remove and dispose the existing defective timber window located within the front elevation. This is the window forming the basement (level with external hardstanding), to the left hand side of the main entrance door and access steps. Include to remove the existing timber frame, fixings, glazing and cill. Allow to make good affected surfaces and leave ready to receive the new window.		
3.9.5	Following the removal of the existing basement window (as stated above), allow to supply and install new uPVC window casement and frame within the retained opening. Allow for new cill, sealed double glazing units, ironmongery, sealant, fixings etc. Allow to make good any internal and external affected surfaces. Colour: White. At tender stage, allow for the window to be openable. <b>Style and design of window is to be confirmed by the Environment Agency.</b>		
3.9.6	The contractor is to carefully remove and dispose of the defective / blown glazed units to the window casements, where they are noted to be defective or have condensation present. Allow to install new replacement sections of glazing where required.		
3.9.7	The contractor is to allow to carefully remove and dispose the existing defective timber double garage vehicular doors, frame, fixings and associated ironmongery, located within the right hand elevation. Allow to make good any internal and external affected surfaces and leave ready to receive the new vehicular door.		

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Ref.	Description	£	p
3.9.8	Following the removal of the existing garage door (as stated above), allow to supply and install hardwood solid timber double access doors and frame within the retained opening. Allow for new fixings, ironmongery, locks, bolts, sealant etc. Allow to make good any internal and external affected surfaces. New doors are to open outwards. Upon completion allow to prepare and decorate the new doors and frame, using suitable Dulux external grade paint or similar approved, 1 No. undercoat and 2 No. top coats. Colour: White. <b>Style and design of door is to be confirmed by the Environment Agency.</b>		
3.9.9	<b>Cost Option</b> - The contractor is to supply and install a new HAG Seceuro coated aluminium roller external shutter door (or similar approved), within the garage door opening to the right hand elevation. New shutter to have powder coated finish. The new roller shutter is to be electrically (fob) and manually operated and to include all associated fixings, frames, casings, mechanisms etc. On completion leave in full working order. Allow to liaise with the Environment Agency's Electrical Term Contractor to ensure that all associated mechanical and electrical works, associated with the installation of the roller shutter are suitably completed. etc. Colour: White. Hag - info@hag.co.uk or 0800 072 3444.  Cost.....	Cost Is Not To Be Carried Forward	Cost Is Not To Be Carried Forward
3.9.10	The contractor is to allow to carefully remove and dispose the existing main entrance door, frame, fixings and associated ironmongery, located within the front elevation. Allow to make good any internal and external affected surfaces and leave ready to receive the new door.		
3.9.11	Following the removal of the existing front elevation door (as stated above), allow to supply and install hardwood solid timber (6 panel) access door and frame within the retained opening. Allow for new fixings, ironmongery, sealant, central letter box, central door knocker, spy hole etc. Include for a new Yale lock with internal deadlock and additional 6 level mortice lock for additional security. Allow to make good any internal and external affected surfaces. New door is to open inwards. Upon completion allow to prepare and decorate the new doors and frame, using suitable Dulux external grade paint or similar approved, 1 No. undercoat and 2 No. top coats. <b>Colour, style and design of door is to be confirmed by the Environment Agency.</b>		
3.9.12	The contractor is note that the window and door replacement works are to be undertaken in strict accordance with manufacturer's specification, recommendations and guidelines. All works are to achieve Building Regulations and British Standards.		

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Ref.	Description	£	p
3.9.13	The contractor is to clean and clear out all remaining debris, sediment and vegetation growth etc. from the rainwater goods. Leave rainwater goods free flowing.		
3.9.14	The contractor is to allow to undertake a detailed inspection to the existing rainwater goods. Allow to realign rainwater goods and leave in good condition and free flowing. Reseal any defective joints. In addition, include a <b>Provisional Sum of £750.00</b> for isolated replacement sections of rainwater goods (size, profile and colour to match existing).		
3.9.15	The contractor is to allow to undertake a full inspection of the sections of timber shingle elevations. Allow a <b>Provisional Sum of £1,500.00</b> to undertake isolated repairs and replacements to the timber shingles, fixings, detailing etc. All removal works to be undertaken piecemeal, meaning using hand held tools only. Any defective areas where replacement is required, is on a like for like basis, to match existing profile sizes and materials etc.		
3.9.16	The contractor is to repair and refix the loose section of flashing detail, between the rear brickwork elevation and the roof forming the kitchen extension. Where the existing flashing detail is missing / defective. Allow to supply and new lead flashing to match the remaining section, in terms of material, size, code thickness of lead, profile and detailing etc. Allow for suitable detailing and ensure a watertight finish throughout.		
3.9.17	The contractor is to supply and install a minimum of 100mm Rockwool Flexi slab (or similar approved) to the soffit forming the underside of the kitchen extension floor. The new insulation is to be installed in between the existing timber structure (allowing for 5 - 10mm larger than the opening, to ensure the insulation stays tightly compressed during the winter and summer months). Ensure a suitable ventilation gap is provided. Allow to install as per manufacturer's requirements and recommendations.		
3.9.18	The contractor is to supply and install a suitable Tyvek (or similar approved) vapour barrier layer to the timber frame forming the soffit of the underside of the kitchen extension floor. Allow to fix to existing timber frame in accordance with manufacturer's recommendations. Following this, allow to supply and install new 18mm plyboard soffit to the entire area, including all screw fixings and associated detailing. Upon completion, allow to prepare and decorate the newly formed soffit, using suitable Dulux external grade paint or similar approved, 1 No. undercoat and 2 No. top coats. Colour: White.		

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Ref.	Description	£	p
3.9.19	The contractor is to carefully remove and dispose of the existing uPVC external waste pipework, serving the first floor bathroom, located on the right hand elevation. Allow to isolate all pipework etc. to enable to the works to be undertaken. Supply and install new uPVC pipework and connect into existing internal and external pipework. Make good all seals and joints, as well as surrounding surfaces. Install all new pipework in accordance with manufacturers recommendations and Building Regulations. Colour: Black.		
<b>3.10</b>	<b>EXTERNAL AREA WORKS</b>		
3.10.1	The contractor is to remove and dispose of the cracked and defective concrete surround to the downpipe outlet. This is located to the left hand side of the front elevation, at ground level. Allow to supply and install new concrete surround to match the style, size and profile of the existing one.		
3.10.2	The contractor is to note that the existing large tree and surrounding vegetation, located to the rear of the property, adjacent to the oil tank will be sufficiently cut back and/or removed by the Environment Agency, prior to the start of the works.		
3.10.3	The contractor is to note that the existing stacked timber and slates, which are located to the right hand side of the shed, are to be removed by the Environment Agency, prior to the start of the works.		
3.10.4	The contractor is to remove and dispose of the existing timber shed, located adjacent to the rear boundary fencing. Include to remove all items / debris from within the shed. Once the shed is removed allow to make good surrounding surfaces where required (including any concrete paving to match, if none is provided under the shed base).		
3.10.5	The contractor is to remove and dispose all debris from within the garden (notably to the rear of the site). This includes any pieces of timber, bins, rubbish, concrete slabs, metal, disused roll of mineral felt etc.		
3.10.6	The contractor is to remove and dispose of all weeds and vegetation growth to the hardstanding areas surrounding the property (front, left and rear paving / concrete areas and steps), including around the existing patio area and adjacent to the oil tank, as well as the loose gravel driveway to the right hand side of the property. Prepare surface and treat with sufficient weedkiller throughout.		

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Ref.	Description	£	p
3.10.7	The contractor is to allow to pressure wash / clean all areas of retained paving and hardstanding around the property (including external steps and surrounds (using a non abrasive solution). This is to remove all areas of dirt build up and staining.		
3.10.8	The contractor is to clean and clear out all "Aco" style liner drainage within the demise and ensure they are left in a good condition and free flowing.		
3.10.9	The contractor is to remove and dispose of the concrete paving to the rear of the property. This is located within the brick perimeter section of hardstanding (see photographs in Appendix B). Include to remove base layer below. Leave ready for new external surface.		
3.10.10	Once all of the paving is removed, the contractor is to form the new gravel hardstanding area. Colour of new gravel is to be Naturally Rounded Brown Decorative Stones (or similar approved). Include for:  a) Remove and dispose 120mm form the layer of top soil. b) Compact surface and leave ready to receive base layer. c) Install 100mm depth of MOT 1 Type aggregate. d) Compact aggregate layer and leave ready to receive base layer. e) Install weed resistant membrane (cut to size) on the aggerate. f) Install 20mm depth of gravel over the membrane. g) Spread newly installed gravel with a rake for even and full finish.		
3.10.11	The contractor is to allow for a full CCTV survey and flush through/clean of all drainage on site following completion of works and include for written report to be issued to CA. Allow to price for any subsequent works once report is provided.		
<b>3.11</b>	<b>INTERNAL FABRIC WORKS</b>		
<b>3.11.1</b>	<b>Garage &amp; Basement</b>		
3.11.1.1	The contractor is to remove and dispose of the existing loose laid carpet / floor covering in the garage.		
3.11.1.2	The contractor is to remove and dispose of the existing pipework insulation to the surface mounted pipework installations within the garage and basement area.		
3.11.1.3	Following the removal of the pipework insulation (see item above), the contractor is to supply and install new Knauf mineral wool (or similar approved) pipework insulation where missing or removed. Allow to install new throughout out, including all joints and junctions. Ensure a full covering and correct diameter of the pipework is provided.		



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3.11.1.4	The contractor is to ensure all the insulated pipework is labelled / identified, to establish which pipes are the hot and cold runs. Provide suitable method of labelling throughout.		
3.11.1.5	The contractor is to supply and install a new section of plasterboard to the ceiling, within the basement, adjacent to the door. This is to fill the existing hole in the ceiling that is noted to be present. Provide a neat and level finish with surrounding surfaces. Include to tape and joint and securely fix to surrounding surfaces. Decorate the small section of new plasterboard (colour: is to match surrounding surfaces).		
<b>3.11.2</b>	<b>Main Roof Void</b>		
3.11.2.1	The contractor is to note that access to the main roof void is available via 2 No. access hatches in the first floor landing.		
3.11.2.2	The contractor is to test and service the existing Nuaire positive input ventilation system located in the roof void, including the associated outlet in the ceiling at first floor level. Following testing provide certification to the Environment Agency for their information. If required the contractor is to allow to schedule costs for repairs. As possible costs for repairs are unknown at present, allow for the cost in the tender to be for inspection, servicing and testing only.		
3.11.2.3	The contractor is to relay the existing quilt installation within the main roof void to ensure a full and even covering. Where required allow to supply and install additional quilt insulation in order to meet the U-Value requirements of the current Building regulations. Install as per manufacturer's guidelines and recommendations. Ensure suitable ventilation gaps are provided to the eaves. <b>Allow a Provisional Sum of £250.00.</b>		
3.11.2.4	Remove remaining debris / past occupant's belongings etc. from the roof void and dispose.		
<b>3.11.3</b>	<b>Kitchen Extension Roof Void</b>		
3.11.3.1	The contractor is to note that access to the roof void within the kitchen extension, will be available as part of the specified ceiling works for the kitchen (see Ceiling Section).		



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Ref.	Description	£	p
3.11.3.2	The contractor is to supply and install new Rockwool (or similar approved) quilt installation within the roof void forming the rear kitchen extension. At present there is no insulation provided. Allow to ensure a full and even covering throughout the roof void in order to meet the U-Value requirements of the current Building regulations where possible. Install as per manufacturer's guidelines and recommendations. Ensure suitable ventilation gaps are provided to the eaves.		
<b>3.11.4</b>	<b>Floors</b>		
3.11.4.1	The contractor is to allow to retain the existing carpet floor finishes within the ground floor, staircase and first floor of the property. Include to repair and fix any areas of loose carpet to ensure a suitable finish. Include to clean all surfaces. Where required install new gripper rods etc., to ensure a secure finish.		
3.11.4.2	<b>Cost Option:</b> The contractor is to carefully remove and dispose all of the existing carpet floor covering provided within the ground and first floors and the staircase, including all remaining adhesive, gripper rods etc. Prepare surfaces and leave ready for new covering. Allow to sweep, clear and clean the floor, in readiness for the new floor covering to be installed. Allow to supply and install new carpet throughout, to be laid in accordance with manufacturer's instructions, including all new fixings, gripper rods etc. <b>Range, colour and style to be confirmed by Environment Agency.</b>  Cost.....	Cost Is Not To Be Carried Forward	Cost Is Not To Be Carried Forward
3.11.4.3	The contractor is to carefully remove all of the existing floor covering from the ground floor toilet, including all adhesive, gripper rods, trims and associated surfaces etc. and dispose. Prepare surfaces and leave ready for new covering.		
3.11.4.4	The contractor is to carefully remove all of the existing vinyl floor covering from the kitchen including all residue adhesive, trims and associated surfaces etc. and dispose. It is understood to have asbestos containing materials present (see Appendix D). Please remove include accordance with regulations. Prepare surfaces and leave ready for new covering.		
3.11.4.5	The contractor is to carefully remove all of the existing carpet floor covering provided within the kitchen lobby area (adjacent to the external access staircase), including all remaining adhesive and associated surfaces and dispose. Prepare surfaces and leave ready for new covering.		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
3.11.4.6	Following the safe and correct removal of the vinyl floor coverings (see items above), the contractor is to sweep, clear and clean the floor in the ground floor toilet, kitchen and kitchen lobby, in readiness for the new floor covering to be installed. Then allow to supply and install new Altro Wood vinyl sheet flooring. All joints to be welded. Where required allow for a latex levelling screed to be applied throughout. Provide mastic sealant to the edges, where the floor abuts the walls / surfaces. All works to be in accordance with manufacturer's recommendations and guidelines. <b>Range, lay of timber effect pattern, colour and style to be confirmed by Environment Agency.</b>		
3.11.4.7	The contractor is to remove all of the existing carpet floor covering provided within the bathroom cupboard, including all remaining adhesive and associated surfaces and dispose. Prepare surfaces and leave ready for new covering / decoration.		
3.11.4.8	The contractor is to sand down, prepare, clean and decorate the existing timber floor within the bathroom and bathroom cupboard, including to install filler detail between the floor and the skirting / boxing. Allow for two coats of suitable Dulux (or similar approved) floor paint. Include for all undercoat and preparation works as required and recommended by the manufacturer. <b>Colours to be confirmed by the Environment Agency.</b>		
<b>3.11.5</b>	<b>Windows &amp; Doors</b>		
3.11.5.1	The contractor is to remove and dispose of the 1 No. cracked and defective glazed internal window pane (between the hallway and entrance lobby). Allow to supply and install new glazing to fit within the opening / frame. Allow to make good affected surfaces.		
3.11.5.2	The contractor is to remove and dispose of all window blinds and curtain rails etc. from the ground and first floor windows. Allow to fill / repair and make good any affected surfaces. Leave ready for redecoration.		
3.11.5.3	The contractor is to allow a <b>Provisional Sum of £750.00</b> to overhaul the windows, including allowing to repair (or replace, if beyond repair) the catches, restrictors, handles, locks etc. Ensure all windows are left in a suitable working condition.		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
3.11.5.4	The contractor is to carefully remove and dispose of the existing timber window cill forming the large kitchen window. Allow to make good surrounding surfaces. Following the specified internal plasterboard wall replacement works, allow to form new window reveal, and then supply and install new timber bull nosed window cill, including for all associated fixings and detailing. Leave ready for decoration.		
3.11.5.5	The contractor is to remove the coat hooks from the retained ground floor doors and dispose. Allow to make good affected surfaces.		
3.11.5.6	The contractor is to carefully remove and dispose of all of the existing timber doors (4 No. single and 1 No. double) within the first floor of the property. Include to remove all associated fixings and ironmongery etc. Allow to retain the existing timber frames and architraves. Allow to make good all surrounding surfaces where disturbed. Leave ready to receive new doors.		
3.11.5.7	Following the removal of the first floor timber doors (see item above), the contractor is to allow to supply and install new Howdens Pembrey Clear Pine 4 Panel Softwood (or similar approved) internal doors throughout the first floor (4 No. single and 1 No. double) with a decorated finish. All door and associated fittings are to be fitted in accordance with the manufacturer's recommendations and guidelines. All doors are to match their existing size and are to open in their existing direction. Include for polished chrome hinges and screw fixings.		
3.11.5.8	The contractor is to note that the existing ground floor doors of the property are to remain. As a result, allow a <b>Provisional Sum of £500.00</b> to overhaul, repair, ease and adjust the retained timber doors and associated ironmongery, including door handles and rim locks etc. Ensure they are left in a suitable working condition, handles are secure and are able to open and close correctly within their frames.		
3.11.5.9	The contractor is to allow to supply and install 1 No. new Howdens Pembrey Clear Pine 4 Panel Softwood (or similar approved) internal door to the living room, where currently missing, with a decorated finish. All door and associated fittings are to be fitted in accordance with the manufacturer's recommendations and guidelines. Door is to match the existing size and is to open into the living room. Include for polished chrome hinges and screw fixings.		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
3.11.5.10	The contractor is to allow to supply and install new Howdens Pembrey Clear Pine 4 Panel Softwood FD30 Fire Door (or similar approved), to the kitchen door frame, where currently missing, with a decorated finish. The door and associated fittings are to be fitted in accordance with the manufacturer's recommendations and guidelines. The door is to match the existing size and is to open in their existing direction. The new living room door is to open into the kitchen. Include for polished chrome hinges and screw fixings.		
3.11.5.11	The contractor is to supply and install new Smith & Locke Asker fire rated lever on rose door handles (pair) in polished chrome to the newly installed first floor doors (excluding the doors to the bathroom cupboard). The door handles and associated fittings, including the latch and backset sections within the frames are to be fitted in accordance with the manufacturer's recommendations and guidelines.		
3.11.5.12	The contractor is to supply and install new Smith & Locke Asker fire rated lever on rose door handles (pair) in polished chrome to the newly installed ground floor doors (kitchen & living room) only. The door handles and associated fittings, including the latch and backset sections within the frames are to be fitted in accordance with the manufacturer's recommendations and guidelines.		
3.11.5.13	The contractor is to supply and install new 30mm traditional classic disc knobs in polished chrome (from ScrewFix or similar approved) to the newly installed bathroom cupboard double doors. Allow to install in accordance with the manufacturer's recommendations and guidelines.		
3.11.5.14	The contractor is to remove and dispose of the existing door knob to the retained cupboard under the stairs door. Allow to supply and install new 30mm traditional classic disc knobs in polished chrome (from ScrewFix or similar approved). Allow to install in accordance with the manufacturer's recommendations and guidelines.		
3.11.5.15	The contractor is to remove and dispose of the existing door knob to the retained cupboard door (adjacent to the main entrance door). Allow to supply and install new 30mm traditional classic disc knobs in polished chrome (from ScrewFix or similar approved). Allow to install in accordance with the manufacturer's recommendations and guidelines.		
3.11.5.16	The contractor is to allow to supply and install a new Merriway (or similar approved) heavy duty magnetic door catch(s) to the timber door(s) forming the cupboard under the stairs, bathroom cupboard and cupboard adjacent to the main entrance door). The magnetic catches and associated fittings are to be fitted in accordance with the manufacturer's recommendations and guidelines.		

### SCHEDULE OF WORKS

Ref.	Description	£	p
3.11.5.17	The contractor is to supply and install new Smith & Locke (or similar approved) standard thumbturn lock set 50mm for the bathroom door, in polished chrome. Make good affected surfaces and install as per manufacturer's guidelines and recommendations.		
3.11.5.18	The contractor is to supply and install new Smith & Locke (or similar approved) standard thumbturn lock set 50mm for the ground floor toilet door, in polished chrome. Make good affected surfaces and install as per manufacturer's guidelines and recommendations.		
<b>3.11.6</b>	<b>Bathroom</b>		
3.11.6.1	The contractor is to note that the existing sanitaryware is to remain (toilet, wash hand basin, bath and shower). Allow to check all existing pipework and connections etc., to ensure no leaks are present and the installations are working correctly. Following this, allow to thoroughly deep clean the retained sanitaryware and associated pipework, using a non abrasive solution.		
3.11.6.2	The contractor is to rake out all existing mastic sealant from around the retained sanitaryware etc. and supply and install new mastic around the sanitaryware. Make good affected surfaces. Colour White. Install as per manufacturer's guidelines.		
3.11.6.3	The contractor is to supply and install new rectangular mirror (500mm x 700mm) with bevelled edges and mirror screw fixings in each corner. Location of mirror is to be above the existing wash hand basin.		
3.11.6.4	The contractor is to supply and install a new chrome drain outlet retainer, plug and chain for the bath.		
3.11.6.5	The contractor is to supply and install a new chrome drain outlet retainer, plug and chain for the wash hand basin.		
3.11.6.6	The contractor is to carefully remove and dispose of the existing cold and hot taps to the wash hand basin, including all associated surfaces. Allow to supply install chrome taps to the retained wash hand basin, including all associated fixtures, fittings, seals and fixings etc. Install as per manufacturer's guidelines and recommendations. <b>Range and style of taps is to be confirmed by the Environment Agency.</b>		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
3.11.6.7	The contractor is to carefully remove and dispose of the existing mixer tap and shower attachment to the bath, including all associated surfaces. Allow to supply install chrome mixer tap with shower connection to the retained bath, including all associated shower head and hose (not to be fixed to the wall), fixtures, fittings, seals and fixings etc. Install as per manufacturer's guidelines and recommendations. <b>Range and style of mixer tap is to be confirmed by the Environment Agency.</b>		
3.11.6.8	The contractor is to remove and dispose of the existing 1 No. toilet seat, including all associated fixings etc. Supply and install new duraplast soft-close toilet seat and lid. Include for all associated fixings. Size to correctly match that of the toilet. Colour: To match colour of toilet. Install as per manufacturer's guidelines and recommendations.		
3.11.6.9	Within the cupboard in the bathroom, the contractor is to allow to remove all existing dead leg pipework and any redundant pipework. Cap all pipework.		
<b>3.11.7</b>	<b>Ground Floor Toilet</b>		
3.11.7.1	The contractor is to remove and dispose of the existing 1 No. toilet seat, including all associated fixings etc. Supply and install new duraplast soft-close toilet seat and lid. Include for all associated fixings. Size to correctly match that of the toilet. Colour: To match colour of toilet. Install as per manufacturer's guidelines and recommendations.		
3.11.7.2	The contractor is to supply and install a new chrome drain outlet retainer, plug and chain for the wash hand basin.		
3.11.7.3	The contractor is to carefully remove and dispose of the existing cold and hot taps to the wash hand basin, including all associated surfaces. Allow to supply install chrome taps to the retained wash hand basin, including all associated fixtures, fittings, seals and fixings etc. Install as per manufacturer's guidelines and recommendations. <b>Range and style of taps is to be confirmed by the Environment Agency.</b>		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
<b>3.11.8</b>	<b>Staircase</b>		
3.11.8.1	The contractor is to undertake timber repairs and re-strengthening works to the ground floor section of banisters / handrail / newell post, to ensure the existing timber structure is secure and stable with surrounding surfaces. Provide additional supports / bracing where required. The contractor is to note that any additional strengthening or bracing is to be concealed.		
3.11.8.2	The contractor is to undertake timber repairs and re-strengthening works to the first floor section of banisters / handrail, to ensure the existing timber structure is secure and stable with surrounding surfaces, including where the existing handrail abuts the wall. Provide additional supports / bracing where required. The contractor is to note that any additional strengthening or bracing is to be concealed - allow to remove sections of plaster to the first floor wall (where required) to enable any new bracing to be installed, then allow to install new Thistle plaster and ensure a smooth finish with surrounding surfaces is provided, prior to redecoration.		
<b>3.11.9</b>	<b>Kitchen Units &amp; Surfaces</b>		
3.11.9.1	The contractor is to allow to clean down and remove all grease and staining to all retained kitchen wall tiling, base units, cupboards and worksurfaces etc., using a non abrasive solution.		
3.11.9.2	The contractor is to allow to liaise with the Environment Agency's Term Electrical contractor within regards to any kitchen works.		
3.11.9.3	The contractor is to test and service the retained oven, hob and built in extract units. Allow to schedule and undertake any associated repairs (if required).		
3.11.9.4	The contractor is to carefully remove and dispose of the existing kitchen base unit and associated fixtures and fittings below the sink. Allow to retain the worksurface and sink where possible. Make good affected surfaces and leave ready for new. The contractor is to supply and install double new base unit, side panels, doors, shelving, kickboard and associated fixings to the unit housing the kitchen sink. Colour & style are to match the retained kitchen units.		
3.11.9.5	The contractor is to include for sealing all plinths, joints with the retained wall tiling, floor covering and around the sink with silicone. Colour: To be confirmed.		



**SCHEDULE OF WORKS**

Ref.	Description	£	p
<b>3.11.10</b>	<b>Walls</b>		
3.11.10.1	The contractor is to remove and dispose of the existing remaining timber elevation shingles within the kitchen entrance lobby (note - part of this area has already been removed to enable some investigative works to be undertaken). Allow to retain the existing timber batons and the vapour barrier. Make good affected surfaces.		
3.11.10.2	Following the removal of the timber shingles in the kitchen entrance lobby (see item above), the contractor is to supply and install new 16mm MR plywood boarding to this area. Provide suitable screw fixings to ensure a secure finish and suitable detailing / mastic sealant around the retained surfaces. Supply and install new 100mm high timber square edge skirting to the plywood section. Leave ready for decoration.		
3.11.10.3	The contractor is to remove and dispose all of the existing wallpaper finish to the walls and ceiling, including all areas of peeling and defective wallpaper / plaster within the electrical cupboard (adjacent to the ground floor toilet. Allow to fill, repair and make good areas of cracking (where required). Then replaster all wall and ceiling surfaces with British Gypsum 3mm Thistle Multi-Finish top coat. Include to make good around the edges of the reveals, where they abut the other wall surfaces etc. Refix any shelving and supports (where required). Provide suitable detailing around the electrical installations. Leave ready for decoration.		
3.11.10.4	The contractor is to carefully remove and dispose of all the existing wall tiling within the bathroom including all adhesive and trim detailing, as well as the tiling around and behind the retained radiator and sanitaryware. Where required allow to temporally cap off any services to enable tiling works to be undertaken. Once completed, reinstate / reconnect services, where required.		
3.11.10.5	Following the removal of the existing bathroom wall tiling (see item above), the contractor is to allow to make good all associated wall surfaces, prepare and leave smooth and ready for new tiling.		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
3.11.10.6	The contractor is to supply and install new bathroom wall tiling to match the locations of the existing tiling. Ensure that the shower tray and the bath are tiled down onto and the toilet and wash hand basin are tiled behind. At present tiles are to comprise 600mm x 300mm rectangular semi-gloss white tiles fixed with white tile adhesive and grout (in brickwork course pattern). Include to supply and install new mastic (colour: white) around the sanitaryware and surrounding surfaces (where required). Ensure a watertight finish throughout. <b>Final range and style of wall tiling is to be confirmed by the Environment Agency.</b>		
3.11.10.7	The contractor is to carefully remove and dispose of the existing wall tiling forming the splashback in the ground floor toilet. Allow to make good all associated wall surfaces, prepare and leave smooth and ready for new tiling. Supply and install 1 No. new wall tile splashback, to be located behind the retained wash hand basin. Ensure that the tile abuts onto surrounding surfaces. At present tiles are to comprise 600m x 300mm rectangular semi-gloss white tiles fixed with white tile adhesive and grout (final width of splashback is to match the width of the wash hand basin. Include to supply and install new mastic (colour: white) around surrounding surfaces (where required). Ensure a watertight finish throughout. <b>Final range and style of wall tiling is to be confirmed by the Environment Agency.</b>		
3.11.10.8	Within the property, there are various areas of damp, blown and cracked plaster to the ground and first floor walls. Include an allowance for re-plastering a <b>provisional amounted of 15 sqm</b> (over and above the areas stated within the rest of this schedule of works). The contractor is to allow to hack off any damp or blown areas of plaster and allow for the Contract Administrator to inspect the damp areas prior to undertaking any plastering / plaster repairs. Include for making good walls, applying base coat and finishing with British Gypsum 3mm Thistle Multi-Finish top coat plaster. Include for removing areas of lining paper to areas where wallpaper has been applied. Exact locations are to be confirmed by the Ridge & Partners LLP and the Environment Agency.		
3.11.10.9	The contractor is to allow to clean, fill, repair and make good areas of cracking (where required) to the internal surfaces of each external window and door reveal within the property. Then replaster affected surfaces with British Gypsum 3mm Thistle Multi-Finish top coat plaster (where required). Include to make good around the edges of the reveals, where they abut the other wall surfaces, including the external windows and doors. Allow a provisional quantity of 2lm per window and door opening for pricing purposes.		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
<b>3.11.11</b>	<b>Kitchen Extension Walls</b>		
3.11.11.1	In order to under the required / specified works to the internal plasterboard walls forming the kitchen extension, the contractor is to remove and dispose of the existing kitchen units within the extension area (worksurface, shelving and tall cupboard unit). Allow to make good any affected surfaces.		
3.11.11.2	The contractor is to carefully isolate and remove the existing radiator, to enable the proposed works be undertaken. Include to cap off pipework etc., where required. Allow to adapt and alter the position of the radiator pipework in the floor accordingly (to allow for the newly installed plasterboard wall). Then install the radiator in the new position and ensure the system is left in a suitable working condition, including all suitable fixings / supports etc.		
3.11.11.3	The contractor is to carefully remove and dispose of the existing plasterboard walls forming the existing kitchen extension area (full height). The purpose of this is to increase the thermal insulation to the walls of this part of the kitchen.		
3.11.11.4	Following the removal of the existing plasterboard wall surfaces (see item above), the contractor is to sweep, clean and clear the surfaces forming the wall structure and leave ready for new plasterboard.		
3.11.11.5	The contractor is to supply and install new Tyvek (or similar approved) vapour barrier to the existing timber frame and wall panelling. Allow to install around the timber frame to ensure a continuous membrane is created. Ensure any cut joints of the membrane are suitably overlapped to provide suitable coverage and protection. Allow to install and fix in accordance with manufacturer's recommendations and guidance.		
3.11.11.6	The contractor is to supply and install new 40mm Gyproc Thermaline Basic insulated plasterboard (or similar approved) to the existing timber frame, ensuring the air gap between the external timber panelling and the new insulated plasterboard is maintained. Include for all suitable fixings, tape & jointing and a Thistle plastered finish. Leave ready for decoration. This is to increase the thermal insulation within the kitchen extension area. All works are to be undertaken in accordance manufacturer's recommendations and guidance.		
3.11.11.7	The contractor is to form new plasterboard window reveals and timber window cill, around the new window opening, following the installation of the new insulated backed plasterboard walls. Include for all fixings, Thistle plaster finish and detailing etc.		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
3.11.11.8	Following the installation of the new plasterboard wall surfaces, the contractor is to allow to supply and install new timber skirting boards throughout this area. The new skirting is to match the existing kitchen skirting in terms of size, profile, height etc. Leave ready for decoration.		
3.11.11.9	As part of the works, the contractor is to ensure the existing electrical installations are suitably altered and adapted, to allow for the new wall surfaces. Allow for the same positions. The contractor is to liaise direct with the Environment Agency's Term Electrical Contractor for these works. Allow to make good any affected surfaces following the re-positioning of the electrical sockets etc.		
<b>3.11.12</b>	<b>Ceilings</b>		
3.11.12.1	The contractor is to allow to liaise with the separate Environment Agency's Term Electrical Contractor, in relation to the existing electrical installations, prior to undertaking any works to the ceilings (removal , repairs, replastering etc.).		
3.11.12.2	In order to install the new quilt insulation in the ceiling void above the kitchen extension (see items of works within the Kitchen Extension Roof Void section), the contractor is to remove and dispose a section of the existing kitchen plasterboard ceiling, to enable these works to be undertaken.		
3.11.12.3	Once the insulation has been installed in the kitchen extension roof void (see item above and in the Kitchen Extension Roof Void section), the contractor is to supply and install new British Gypsum Gyproc plasterboard (or similar approved) to the affected area. New plasterboard to be correctly fitted to the existing / retained timber frame. Allow to securely fix, seal, tape and joint. Leave ready for plaster top coat. Install new insulated plasterboard in accordance with manufacturer's instructions and recommendations.		
3.11.12.4	Following the repair / replacement of the ceiling section in the kitchen extension, the contractor is to remove / scrape back and dispose of all the existing textured plastered ceiling finish within the kitchen. Allow to fill, repair and make good any defective areas of plasterboard ceiling (where required). Then allow to replaster all of the ceiling with British Gypsum 3mm Thistle Multi-Finish top coat. Include to make good around the edges of the ceiling and where the ceiling abuts with surrounding surfaces etc. Ensure all works to be in accordance with manufacturer's instructions and recommendations.		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
3.11.12.5	The contractor is to remove / scrape back and dispose of the existing textured ceiling finish within the bathroom and the ceiling in the bathroom cupboard. Allow to fill, repair and make good any defective areas of plasterboard ceiling (where required). Then replaster all of the ceiling with British Gypsum 3mm Thistle Multi-Finish top coat. Include to make good around the edges of the ceiling and where it abuts any other surfaces etc.		
3.11.12.6	The contractor is to remove / scrape back and dispose of the existing textured ceiling finish within the entrance lobby area. Allow to fill, repair and make good any defective areas of plasterboard ceiling (where required). Then replaster all of the ceiling with British Gypsum 3mm Thistle Multi-Finish top coat. Include to make good around the edges of the ceiling and where it abuts any other surfaces etc.		
3.11.12.7	The contractor is to carefully remove and dispose of the existing plasterboard forming the skeeling section of the ceiling in Bedroom 2 (section of sloping ceiling adjacent to the left hand elevation). Include to remove all associated fixings etc. Allow to make good all surrounding surfaces where disturbed. Allow to inspect retained timber frame above. Leave ready to receive new insulated boarded ceiling (see item below).		
3.11.12.8	Following the removal of the existing plasterboard forming the skeeling section of the ceiling in Bedroom 2 (see item above), the contractor is to supply and install new British Gypsum Gyproc ThermaLine Basic (30mm) insulated backed plasterboard (or similar approved) to the affected area. New plasterboard to be correctly fitted to the existing / retained timber frame. Allow to securely fix, seal, tape and joint. Leave ready for plaster top coat finish. Install new insulated plasterboard in accordance with manufacturer's instructions and recommendations. This is to provide an increase in thermal insulation to the skeeling section of the ceiling in this bedroom.		
3.11.12.9	Following the replacement of the skeeling section of the ceiling within Bedroom 2 (see item above), the contractor is to remove / scrape back and dispose of all the existing plastered ceiling finish within this room. Allow to fill, repair and make good any defective areas of plasterboard ceiling and infill cracking (where required). Then allow to replaster all of the ceiling and the newly formed skeeling, with British Gypsum 3mm Thistle Multi-Finish top coat. Include to make good around the edges of the ceiling and where the main ceiling abuts the skeeling, as well as any other surfaces etc. Ensure all works to be in accordance with manufacturer's instructions and recommendations.		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
3.11.12.10	The contractor is to carefully remove and dispose of the existing plasterboard forming the skeeling section of the ceiling in Bedroom 3 (section of sloping ceiling adjacent to the right hand elevation). Include to remove all associated fixings etc. Allow to make good all surrounding surfaces where disturbed. Allow to inspect retained timber frame above. Leave ready to receive new boarded ceiling (see item below).		
3.11.12.11	Following the removal of the existing plasterboard forming the skeeling section of the ceiling in Bedroom 3 (see item above), the contractor is to supply and install new British Gypsum Gyproc ThermaLine Basic (30mm) insulated backed plasterboard (or similar approved) to the affected area. New plasterboard to be correctly fitted to the existing / retained timber frame. Allow to securely fix, seal, tape and joint. Leave ready for plaster top coat finish. Install new insulated plasterboard in accordance with manufacturer's instructions and recommendations. This is to provide an increase in thermal insulation to the skeeling section of the ceiling in this bedroom.		
3.11.12.12	Following the replacement of the skeeling section of the ceiling within Bedroom 3, the contractor is to remove / scrape back and dispose of all the existing plastered ceiling finish within this room. Allow to fill, repair and make good any defective areas of plasterboard ceiling and infill cracking (where required). Then allow to replaster all of the ceiling and the newly formed skeeling, with British Gypsum 3mm Thistle Multi-Finish top coat. Include to make good around the edges of the ceiling and where the main ceiling abuts the skeeling, as well as any other surfaces etc. Ensure all works to be in accordance with manufacturer's instructions and recommendations.		
3.11.12.13	Within the property, there are various areas of damp, blown and cracked plaster to the ground and first floor ceilings. Include an allowance for re-plastering a <b>provisional amount of 5 sqm</b> (over and above the areas stated within the rest of this schedule of works). The contractor is to allow to hack off any damp or blown areas of plaster and allow for the Contract Administrator to inspect the damp areas prior to undertaking any plastering / plaster repairs. Include for making good ceilings, applying base coat and finishing with British Gypsum 3mm Thistle Multi-Finish top coat plaster. Include for removing areas of lining paper to areas where wallpaper has been applied. Exact locations are to be confirmed by the Ridge & Partners LLP and the Environment Agency.		
<b>3.11.13</b>	<b>Mechanical Ventilation Extracts</b>		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
3.11.13.1	The contractor is to note that the all the mechanical ventilation extracts within the property are to be replaced as part of the Environment Agency's Term Electrical Contractor's proposed works. The contractor is to allow to liaise with the separate Electrical Contractor, in relation to the replacement of the existing mechanical ventilation extracts within the property (kitchen and bathroom). Allow to make good affected surfaces around the proposed locations of the extracts, prior to and after their installation.		
<b>3.11.14</b>	<b>Chimney Flues</b>		
3.11.14.1	The contractor is to supply and install a new chimney draught excluder from Chimneysheep.co.uk (or similar approved). Ensure the new draught excluder is correctly sized and installed within the chimney opening of Bedroom 1.		
3.11.14.2	The contractor is to sweep, clean and clear the remaining debris from the wood burner, including the flue (full height), located in the living room.		
3.11.14.3	The contractor is to service the existing wood burner in the living room, to ensure it is in a good and serviceable condition.		
<b>3.11.15</b>	<b>Decoration</b>		
3.11.15.1	The contractor is to note that the redecoration is only to be undertaken to the ground and first floor areas. No redecoration is required to the garage or basement.		
3.11.15.2	Prior to decorating, the contractor is to allow to protect surfaces, floor finishes and all fixtures and fittings, allow to take down light fittings, switches & the like prior to decorating.		
3.11.15.3	The contractor is to inspect all of the areas of lining paper to the walls and ceiling (where provided). Ensure all the paper is suitably secured to surrounding surfaces. Include for any repairs where required. Leave ready for decoration.		
3.11.15.4	The contractor is to allow to suitably prepare all previously decorated wall and ceiling surfaces with sugar soap solution, rinsed with clean water and allow to dry. Fully rub down all surfaces to remove any loose coverings and repair. Include for fill all areas of cracking etc. Allow to prepare and leave ready for redecoration.		



**SCHEDULE OF WORKS**

Ref.	Description	£	p
3.11.15.5	The contractor is to allow to prepare and decorate all internal walls, and boxing (excluding kitchen and bathroom). Allow to prepare walls in line with the paint manufacturers guidelines and apply Dulux Trade Vinyl Matt including all necessary base coats. Include for all undercoat and preparation works as required and recommended by the manufacturer. <b>Colour to be confirmed by the Environment Agency.</b>		
3.11.15.6	The contractor is to allow to prepare and decorate all of the wall panelling and associated surfaces. Allow to prepare surfaces in line with the paint manufacturers guidelines and apply Dulux Trade Vinyl Matt including all necessary base coats. Include for all undercoat and preparation works as required and recommended by the manufacturer. <b>Colour to be confirmed by the Environment Agency.</b>		
3.11.15.7	The contractor is to allow to prepare and decorate all internal ceilings (excluding kitchen and bathroom). Allow to prepare the ceilings in line with the paint manufacturers guidelines and apply Dulux Trade Vinyl Matt including all necessary base coats. Include for all undercoat and preparation works as required and recommended by the manufacturer. <b>Colour to be confirmed by the Environment Agency.</b>		
3.11.15.8	In the bathroom, the contractor is to allow to prepare and decorate the bathroom walls, boxing and ceiling. Allow to prepare walls in line with the paint manufacturers guidelines and apply Dulux Trade Mouldshield Fungicidal Eggshell, Bathroom paint including all necessary base coats. Include for all undercoat and preparation works as required and recommended by the manufacturer. <b>Colour to be confirmed by the Environment Agency.</b>		
3.11.15.9	In the kitchen, the contractor is to allow to prepare and decorate the kitchen walls, boxing and ceiling. Allow to prepare walls in line with the paint manufacturers guidelines and apply Dulux Trade Mouldshield Fungicidal Eggshell Kitchen paint, including all necessary base coats. Include for all undercoat and preparation works as required and recommended by the manufacturer. <b>Colour to be confirmed by the Environment Agency.</b>		
3.11.15.10	The contractor is to allow to prepare and decorate new and existing joinery (skirtings, joinery, window cills / boards etc.) with two coats of Dulux Satin paint (or similar approved). Include for all preparation works as required and recommended by the manufacturer. <b>Colour to be confirmed by the Environment Agency.</b>		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
3.11.15.11	The contractor is to allow to prepare and decorate all newly installed and retained timber doors, frames and linings with two coats of Dulux paint (or similar approved). Include for all preparation works as required and recommended by the manufacturer. <b>Colour to be confirmed by the Environment Agency.</b>		
3.11.15.12	The contractor is to allow to decorate all previously decorated and retained pipework etc., where visible to the ground and first floors. Include for all preparation works as required and recommended by the manufacturer. <b>Colour to be confirmed by the Environment Agency.</b>		
3.11.15.13	The contractor is to allow to prepare and decorate the exposed area of plaster insert around the living room fireplace. Allow to prepare and repair surfaces (fill any cracks etc.) in line with the paint manufacturers guidelines and apply Dulux Trade Emulsion Matt including all necessary base coats. Include for all undercoat and preparation works as required and recommended by the manufacturer. <b>Colour to be confirmed by the Environment Agency.</b>		
3.11.15.14	The contractor is to allow to prepare and redecorate the previously decorated radiators and associated pipework with two coats of Dulux radiator paint (or similar approved). Include for all preparation works as required and recommended by the manufacturer. <b>Colour to be confirmed by the Environment Agency.</b>		
3.11.15.15	Where any affected surfaces have been altered or stripped out in accordance with the electrical works (liaise with the Environment Agency's Term Contractor), allow to make good all surfaces and to leave the area in a fully completed condition, including any decoration to match.		
<b>3.11.16</b>	<b>Hot &amp; Cold Water Tank &amp; Pump System</b>		
3.11.16.1	The contractor is to undertake a detailed inspection of the existing cold and hot water system in the property and the associated hot water cylinder and pump in the bathroom cupboard. This is to establish the suitability and condition of the existing system, prior to undertaking any remedial works. This includes the size of the existing incoming water supply / main.		
3.11.16.2	The contractor is to report all findings to Ridge and Partners and to the Environment Agency, to enable a decision to be made as to what remedial works are to be undertaken.		
3.11.16.3	The contractor is to allow to undertake a full test and service of the existing Worcester boiler, located in the garage. Allow to price for any repairs or remedial works, if they become apparent following the servicing.		

**SCHEDULE OF WORKS**

Ref.	Description	£	p
3.11.16.4	The contractor is to allow to undertake a dynamic water pressure and flow rate test of the existing installations. Allow to confirm the existing water pressure (bar) and the flow rate (litre / second) at the nearest outlet source.		
3.11.16.5	The contractor is to check and clean through the existing pipework to check for any limescale build up etc. Allow to flush through the system.		
3.11.16.6	The contractor is to note that to undertake the specified works they are to liaise with the Term electrical company and the Environment Agency accordingly, where required.		
3.11.16.7	Please note the items in the Cost Options below are not an exhaustive list and the contractor is responsible for installing the new system, in line with current regulations, manufacturer's guideline and recommendations and best practice. If required, the contractor is to liaise with Ridge & Partners' Mechanical Engineers.		
3.11.16.8	<b><u>Option 1 (cost is not to be carried forward)</u></b>		
a	If the flow rate and the water pressure (ideally 2 bar or more) are deemed to be <b>sufficient</b> , and the water can come direct from the mains (suitably sized), then the contractor is to allow to undertake the following:	Noted	Noted
b	Drain and empty the existing cold water tank, located in the roof void. Allow to remove the cold water tank and all associated pipework. Make good all affected surfaces.	Noted	Noted
c	Drain and empty the existing insulated vented hot water cylinder, located in the bathroom cupboard. Allow to remove the cylinder and all associated pipework. Make good all affected surfaces.	Noted	Noted
d	Supply and install a new 210 litre Megaflo hot water cylinder (or similar approved) and locate in the bathroom cupboard. Allow to include all associated fixtures, fittings, pipework and installations etc. Allow to modify and amend the existing timber shelving in the cupboard. All works to be undertaken in accordance with all regulations, manufacturer's guidelines and recommendations and Best Practice etc.	Noted	Noted
e	Supply and install new insulation to all associated pipework serving the system.	Noted	Noted
f	Supply and install new zinc or magnetic water conditioner treatment unit to the newly installed system on the incoming main. All works to be undertaken in accordance with all regulations, manufacturer's guidelines and recommendations etc.	Noted	Noted

**SCHEDULE OF WORKS**

Ref.	Description	£	p
g	Remove the existing booster pump, located in the bathroom cupboard, and all associated pipework & wiring etc. Make good affected surfaces and connect through the pipework to serve the shower.	Noted	Noted
h	Upon completion of the installations, allow to test and certify and leave in a suitable working condition.	Noted	Noted
i	<b>Cost for Option 1 .....</b>	Noted	Noted
3.11.16.9	<b><u>Option 2 (cost is not to be carried forward)</u></b>		
a	If the flow rate and the water pressure (ideally 2 bar or more) are deemed to be <b>insufficient</b> , then the contractor is to allow to undertake the following:	Noted	Noted
b	Drain and empty the cold water tank, located in the roof void. Allow to remove the tank and associated pipework. Following this, allow to supply and install new plastic cold water tank (suitably sized), including all associated pipework, ball valve, lid, insulation etc. Make good all affected surfaces.	Noted	Noted
c	Drain and empty the existing insulated vented hot water cylinder, located in the bathroom cupboard. Allow to remove the cylinder and all associated pipework. Make good all affected surfaces.	Noted	Noted
d	Supply and install a new 210 litre vented hot water cylinder (or similar approved) and locate in the bathroom cupboard. Allow to include all associated fixtures, fittings, pipework and installations etc. Allow to modify and amend the existing timber shelving in the cupboard. All works to be undertaken in accordance with all regulations, manufacturer's guidelines and recommendations and Best Practice etc.	Noted	Noted
e	Allow to inspect, check all remaining areas of pipework that are serving the new installations. Include to replace any defective sections or joints. Ensure no water leaks are present.	Noted	Noted
f	Supply and install new insulation to all associated pipework serving the system.	Noted	Noted
g	Supply and install new zinc or magnetic water conditioner treatment unit to the newly installed system and the incoming main. All works to be undertaken in accordance with all regulations, manufacturer's guidelines and recommendations etc.	Noted	Noted
h	Remove the existing booster pump, located in the bathroom cupboard, and all associated pipework & wiring etc. Make good affected surfaces.	Noted	Noted

**SCHEDULE OF WORKS**

Ref.	Description	£	p
i	Supply and install new booster pump to serve the shower and located in the bathroom cupboard (to the rear). Include for all associated pipework & wiring as well as anti-vibration mounts etc. Make good affected surfaces. All works to be undertaken in accordance with all regulations, manufacturer's guidelines and recommendations and Best Practice etc.	Noted	Noted
j	Upon completion of the installations, allow to test and certify and leave in a suitable working condition.	Noted	Noted
k	<b>Cost for Option 2 .....</b>	Noted	Noted
<b>3.12</b>	<b>CLEANING &amp; COMPLETION</b>		
3.12.1	The contractor is to leave the property clear, debris free and tidy on completion of the works, to the satisfaction of Ridge & Partners LLP, including the removal of all debris, materials plant and equipment etc., ready for inspection and handover.		
3.12.2	The contractor is to clean all the window and door glazing and frames internally and externally throughout.		
3.12.3	Allow for providing all necessary installation certification and warranties for all materials and installations included within the works. All certification and testing must be undertaken by a nationally qualified specialist.		
3.12.4	The contractor is to provide and ensure Health and Safety File and Building Manual for the works has been issued for comment 1 week prior to completion. The Health and Safety File is to include all O&M information for the works. Where required, allow to liaise with the Environment Agency's chosen electrical Term Contractor, to ensure all the correct information is provided.		
3.12.5	Upon completion ensure that 2 No. A4 sized paper copies of the Health and Safety file and as built drawings are provided to Ridge & Partners LLP for issue to the Environment Agency one week after Practical Completion. A full and completed electrical copy is also to be provided.		
3.12.6	The contractor is to ensure that upon completion of the works, all the insurance backed guarantees covering the external works, including the installation and workmanship etc., are to be handed to Ridge & Partners LLP and included within the O&M Manuals for the works.		
<b>SECTION 3 - COSTED TOTAL (Excl VAT) £</b>			

**SPECIFICATION DOCUMENT**

2 Sunbury Lock House

RIDGE

**SCHEDULE OF WORKS**

Ref.	Description	£	p
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