

## **SCHEDULE OF WORKS**

**Structural Repairs To**

**13 Willow Street  
Burnley  
Lancashire  
BB12 0RE**

**Client: Burnley Borough Council**

**October 2023**

	<p><b>Preface</b></p> <p>This SOW is to be read in conjunction with any drawings produced by P Fay and the attached prelim clauses.</p> <p><b>Description of The Works -</b></p> <p>The subject property is a large four storey end-terraced house. The existing construction comprises stone elevations and a dual-pitched roof covered with Welsh blue slates.</p> <p>An initial inspection highlighted significant dilapidation of the property.</p> <p>Any reference to the right- or left-hand side presumes that the reader is stood facing the front elevation of the property.</p> <p>The proposed works comprise of the demolition of the two storey outrigger to the rear of the property and the complete refurbishment of the property to include all new roof structure to include all timber members and coverings.</p> <p>The finished property is to incorporate DDA compliant living accommodation at GFL.</p> <p><b>Services -</b></p> <p>Prior to commencement of the works examine any service connections, to ensure that any that are buried or otherwise concealed are adequately protected and decommissioned. Allow for testing of all existing services and re-commissioning of the same upon completion of the works.</p> <p style="text-align: right;">ITEM</p> <p><b>Enabling Works -</b></p> <p>Contractors are advised to visit the site prior to submitting their tender. Visits to be arranged with Burnley Council Technical Officer</p> <p>Due to the suspected structural instability of the property, confirm adequate scaffolding arrangement to ensure a safe working environment. The property is to be scaffolded with suitably spaced lifts, fully boarded with necessary handrails, toe boards and access points. Where scaffolding is deemed to</p>		£	p
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	<p>be unsafe or inappropriate for the required use, work will be stopped until the scaffolding is made safe at the expense of the main contractor.</p> <p style="text-align: right;">ITEM</p> <p>Clear the property of any remaining debris</p> <p style="text-align: right;">ITEM</p> <p>The Contractor is to provide electricity and water as required. Also, the Contractor is to provide toilet and mess facilities for site operatives.</p> <p style="text-align: right;">ITEM</p> <p>Before starting demolition/construction Contractor to arrange pre-demolition asbestos survey report.</p> <p style="text-align: right;">ITEM</p> <p><b>Schedule of Works – Demolition Works -</b></p> <p>Allow for complete demolition and removal of two storey outrigger to the rear of property to include boundary walls removed to the top of the existing foundations. Any voids to be filled with compacted hardcore/suitably graded demolition materials. Allow for provision of any necessary temporary support to the existing rear elevation of the main dwelling to prevent risk of uncontrolled collapse.</p> <p style="text-align: right;">ITEM</p> <p>The rear cavity wall of the main building will need to be rebuilt from the ground floor to roof level. The cavity wall could comprise, 7n/mm2 concrete block inner leaf, insulated cavity and a rendered 7n/mm2 concrete block outer leaf with cavity ties 5no./m2 in a diamond pattern. A timber wall plate should be provided at eaves level to the front and rear walls with inclined straps tying the wall plate to the attic floor at the back of the stud wall to the attic, at every third rafter.</p> <p style="text-align: right;">ITEM</p> <p>The inner and outer leafs of the cavity walls need to be tied by a specialist contractor using the Cintec system, or similar approved. The masonry jambs, heads and sills require tying to adjacent masonry using the Cintec system, or similar approved.</p> <p style="text-align: right;">ITEM</p> <p>The gable wall requires localised repairs along the apex lines and the stone tables need re-setting and strapping.</p> <p style="text-align: right;">ITEM</p>			
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	<p>Carefully remove the existing chimney stacks to ground floor level.</p> <p style="text-align: right;">ITEM</p> <p>The contractor will be required to remove all waste and debris from site as a result of the demolition works.</p> <p style="text-align: right;">ITEM</p> <p><b>Strip Out Works -</b></p> <p>Remove all plaster from walls throughout the property</p> <p style="text-align: right;">ITEM</p> <p>Remove all ceilings throughout the property. Allow for removal of any insulation materials</p> <p style="text-align: right;">ITEM</p> <p>Remove all redundant plumbing throughout the property</p> <p style="text-align: right;">ITEM</p> <p>Remove all redundant electrics throughout the property</p> <p style="text-align: right;">ITEM</p> <p>Remove all timber floors throughout the property and fit new Ground, First and Second floor timber joists and tongue and groove chipboard decking</p> <p style="text-align: right;">ITEM</p> <p>The contractor will be required to remove all waste and materials from site as the works proceed where not to be reused or recycled for site use.</p> <p><b>Roof -</b></p> <p>Carefully remove all slates and ridge tiles and store safely in preparation for re-use. Strip and dispose of lead valleys, flashings, felt and rainwater guttering. Allow for the removal of all of the existing structural roof timbers. Allow for removal of waste and debris from site.</p> <p style="text-align: right;">ITEM</p> <p><b>Construction of Roof -</b></p> <p>Roof structure to match existing and to comprise of 120 x 50mm C24 preservative treated common rafters; fixed on to C24 300 x 100 mm C24 preservative treated purlins built into supporting walls as existing. Rafters to be fixed to C24 100x 75mm wall plates and 200 x 38mm C24 ridge. 100x50mm Wall</p>			
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	<p>plates to be secured with galvanised steel straps fixed to the stonework at 900mm centres. Spec. to be confirmed by Struc. Eng.</p> <p style="text-align: right;">ITEM</p> <p>Fit a 1180 x 780mm Velux window (or similar) to the front and back slope of the roof, in line with manufacturer's instructions.</p> <p style="text-align: right;">ITEM</p> <p><b>Roof Finishes -</b></p> <p>Re-slate roof using original slates where possible. Any required slate to be of the same size, gauge and colour as existing. Slates to be fitted on pre-treated 38x25mm battens (at the existing gauge and head lap) on Tyvek vapour permeable membrane on new rafters. Battens to be fixed using 65 x 3.35mm galvanised nails. Slates to be fixed using 40 x 3.35mm galvanised nails. Allow for double course of slates to the eaves.</p> <p style="text-align: right;">ITEM</p> <p>Re-bed and point original ridge tiles, where possible, using a cement mortar mix of 1:3. Any required ridge tiles to be the same shape and colour as the existing.</p> <p style="text-align: right;">ITEM</p> <p>Renew and required lead using code 5 lead. Flashings and soakers to be fixed using lead wedges and pointed in polysulphide mastic. All in accordance with British Standards and Code of Practice.</p> <p style="text-align: right;">ITEM</p> <p>Provide new profiled guttering with brackets at 900mm centres, (gutters and rainwater pipe). Outlets to discharge through new rainwater downspouts. Gutters and rainwater pipes to be fixed in accordance with manufacturers written instructions.</p> <p style="text-align: right;">ITEM</p> <p><b>External Works -</b></p> <p><b>Elevations</b></p> <p>Sandblast the front, side and rear elevations using a wet-blasting method. Avoid the window and door surrounds (jambs and sills to be painted), taking care not to damage the face. Allow for scaffolding and adequate sheeting. Inform all surrounding neighbours at least 24 hours prior to sandblasting.</p>			
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	<p>Apply a silicone water seal.</p> <p style="text-align: right;">ITEM</p> <p>Rake out the joints to a 15 - 20 mm depth. Take care not to damage the stone / brick face when grinding out. Wash down the wall to remove any dust or debris. Re-point using a 1:1:6 (cement, lime, sand) mix to a flush finish. Pointing work to be done using scaffolding</p> <p style="text-align: right;">ITEM</p> <p>Install 5nr. new window openings to the gable elevation, as per the plans, to comprise stone heads, jambs and sills to match existing property. Exact size of windows TBC</p> <p style="text-align: right;">ITEM</p> <p>Decorate window / door surrounds (Jambs &amp; sills), using a good quality cream &amp; black gloss paint.</p> <p style="text-align: right;">ITEM</p> <p>Replace the windows using UPVC frames with a 'Black' effect outside and white inside. Allow for window linings. Fit escape windows to the first floor with suitable restrictors.</p> <p style="text-align: right;">ITEM</p> <p>Fit 5 new windows using UPVC frames with a 'Black' effect outside and white inside. Allow for window linings. Fit escape windows to the first floor with suitable restrictors. Exact size TBC</p> <p style="text-align: right;">ITEM</p> <p>Fit new Composite doors &amp; casings with multi-point locking with 'Black' effect finish (allow for linings). Consult Technical Officer over style of door.</p> <p style="text-align: right;">ITEM</p> <p>Renew all soil / waste pipes to the property using black UPVC pipes. Allow for all necessary clips / fittings, i.e. rodding eyes etc. Allow for new pipe routes to accommodate reordered interior.</p> <p style="text-align: right;">ITEM</p> <p><b>Boundary and Landscaping</b></p> <p>Remove / clear all rubbish, debris and vegetation and cart away.</p> <p style="text-align: right;">ITEM</p>			
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	<p>NB : Extent of rebuilding / landscaping TBC post demolition. Allow PC sum of £8000</p> <p style="text-align: right;">ITEM</p> <p><b>Internal Works –</b></p> <p><b>General</b></p> <p>Provide a DPC to all ground floor walls (Allow for waterproof render/tanking up to 1200mm before dry lining).</p> <p style="text-align: right;">ITEM</p> <p>Allow for carefully removing damaged and loose brickwork to solid internal walls. Re-build to match existing in cement 1:4 mortar using common bricks / dense concrete block.</p> <p style="text-align: right;">ITEM</p> <p>Provide a full new electrical installation to the property. Allow for extractor fans to the kitchens and bathrooms, hard wired heat and smoke detectors where shown on the drawings. Allow for 1 security light with PIR sensor at the rear and side and separate switch within the property. All necessary certification to be provided on completion.</p> <p style="text-align: right;">ITEM</p> <p>Supply and fit a basic hard wired alarm system consisting of a minimum of key pad control, 2 X PIR's, door sensors to the front and rear doors and bell box to the external wall. All necessary certification to be provided on completion.</p> <p style="text-align: right;">ITEM</p> <p>Provide a new heating system comprising condensing combi boiler - allowing for 1 radiator to each room, fitted with a TRV, and room thermostat. (Boiler should have a minimum 5 year guarantee.) All necessary certification to be provided on completion.</p> <p style="text-align: right;">ITEM</p> <p>Provide a new hot and cold water supply to the kitchen &amp; bathroom.</p> <p style="text-align: right;">ITEM</p> <p>Allow for re-working of staircase to second floor to achieve compliant head height at second floor landing. Proposed turn incorporated as per plans.</p> <p style="text-align: right;">ITEM</p>			
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	<p>Fit new 30 minute fire doors throughout the property complete with fire compliant door furniture. Provide door stops to all doors opening against internal walls.</p> <p style="text-align: right;">ITEM</p> <p>All new skirting's, architraves and plinth blocks throughout the property in wood.</p> <p style="text-align: right;">ITEM</p> <p>Decorate all walls and ceilings using brilliant white matt emulsion. Woodwork to be finished in white gloss.</p> <p style="text-align: right;">ITEM</p> <p><b>Ceilings</b></p> <p>Insulate underside of roof structure with Kingspan rigid board between the rafters. Board to be as thick as possible whilst maintaining minimum 50mm air gap between insulation and underfelt. Roof to be under-boarded with 62.5mm insulated plasterboard and skimmed to finish. Allow for all necessary noggins, scrims, beads etc.</p> <p style="text-align: right;">ITEM</p> <p>Ceilings throughout to be constructed with counter-battens fitted to bottom of floor joists. Boarded with 12.5mm Gyproc plasterboards and skimmed to finish.</p> <p style="text-align: right;">ITEM</p> <p><b>Walls</b></p> <p>Dry-line the walls using insulated plasterboard (Thermaline Super 50mm ) to the external walls, Soundbloc boards to the party walls and regular 12.5mm plasterboard to the internal walls. Skim to a smooth finish. Allow for the replacement / alteration of the window linings and sill boards as necessary.</p> <p style="text-align: right;">ITEM</p> <p><b>Ground Floor Front Room</b></p> <p>Fit a fire door and casing to the bottom of the stairs.</p> <p style="text-align: right;">ITEM</p> <p>Fit new kitchen units approx. as shown on the floor plan drawing. Units to be 'Greenwich Gloss Gray with brushed steel handles and wood effect worktop'.</p> <p style="text-align: right;">ITEM</p> <p>Allow for built in electric cooker and gas hob.</p>			
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	ITEM			
	Provide a minimum of 3 rows (300mm) of tiles to the rear of all work surfaces and behind the cooker position tile the area from the worktop to the extractor hood, seal tiles to worktop. Ensure all walls are sealed with 'Poly-bond' prior to applying adhesive. Allow for grey brick effect tiles.			
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	Install plumbing for washing machine.			
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	Prepare the floor for a vinyl floor covering.			
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	<b>Ground Floor Rear Room</b>			
	Install new partition between the bathroom and bedroom. Allow for installing sound insulation quilt between studs. 12.5 mm plasterboard lining and skimmed to finish on the bedroom side.			
	ITEM			
	Install fully DDA compliant shower room and WC. Exact Spec. to be advised. Include for PVC wall panel boarding to all walls. Prepare the floor for a vinyl floor covering. Allow PC sum of £6000.			
	ITEM			
	Fit a fire door and casing to the top of cellar stairs.			
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	<b>First Floor Front Bedroom</b>			
	ITEM			
	<b>First Floor Rear Bedroom</b>			
	Install new partition in the rear bedroom to create new bathroom. Allow for installing sound insulation quilt between studs. 12.5 mm plasterboard lining and skimmed to finish on the bedroom side.			
	ITEM			

	<p><b>Bathroom</b></p> <p>Create new doorway into bathroom. Fire door and casing to be fitted with associated hardware.</p> <p>ITEM</p> <p>Install a new bathroom suite with shower over bath as shown on the drawings.</p> <p>Install a thermostatic mixer shower over the bath.</p> <p>Fit a hinged glass shower screen to the bath / wall ensuring a suitable seal along the edge of the bath.</p> <p>ITEM</p> <p>Provide approx. 12 sq. m of tiling (from bath to ceiling level &amp; tiled splashback to the sink)</p> <p>ITEM</p> <p>Prepare the floor for a vinyl floor covering.</p> <p>ITEM</p> <p>Fit a extractor fan.</p> <p>ITEM</p> <p><b>Second Floor</b></p> <p>Install new partitions to form bedroom 3 &amp; 4. Allow for installing sound insulation quilt between studs. 12.5 mm plasterboard lining and skimmed to finish on the bedroom side.</p> <p>ITEM</p> <p><b>Sparkle Clean</b></p> <p>Allow for thorough clean of all surfaces, windows, wall tiles, sanitary ware, kitchen units / countertops throughout the property prior to hand over.</p> <p>ITEM</p> <p><b>Contingency Sum</b></p> <p>The contractor shall allow the contingency sum of £5,000 only to be expended at the discretion and not without prior written confirmation from the Supervising Surveyor.</p> <p>ITEM</p>			
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