

**Schedule of Works**

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| **Ennor Close, Old Town** |
| **Internal Works package**  |

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| **Client:** | Council of the Isles of Scilly | **Site Address:** | Ennor Close, Old Town, St Mary’s, Isles of Scilly |
| **Contract Administrator:** | Currie & Brown  | **Contractor:** | To be confirmed |
| **C&B Ref:** | 4101280-100 | **Issue date:** | 25.09.2020 |

| **ITEM** | **DESCRIPTION** |  | **COST** |
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|  | **SECTION 1 – GENERAL PROVISIONS AND CONTRACT DETAILS** |  |  |
|  | **Refer to preliminaries section of the tender package** |  |  |
| 1.1 | **Scope of Works by the Contractor:**The Contractor shall:* Carry out everything necessary for the proper execution and completion of the works, whether or not described in this specification or in the attached drawings, provided the same may reasonably be inferred therefrom and is to include all necessary allowances when tendering.
* Provide general attendance of one trade upon another and upon all sub-contractors, including the provision of facilities, plant etc, carrying out all sundry and jobbing works and making good etc, necessary for the proper execution of the works.
* Be responsible for liaison with and co-ordination of all works by the various trades and Sub Contractors and. put in hand any works such as cutting chases, holes or mortices, providing fixings, plant or temporary services to avoid conflict with other work.
* Provide and install all necessary plant, scaffolding, temporary shoring and supports, tools etc. including hoists, ladders, planking, tackle, trestles, storage facilities, vehicles etc. together will all fixings and fittings and is to alter, adapt and maintain as necessary for the use of all trades including those required by Sub-Contractors, for proper execution of the work and shall remove them and make good any damage before completion.
* Provide and maintain during the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the Site or adjoining that may be endangered or affected by the Works.
* Provide and install all necessary temporary services including artificial lighting, electrical power etc. required for the works together with all fixings and fittings and is to alter, adapt, move and maintain as necessary and shall remove them and make good any damage before completion. Where existing supplies can be used, the Contractor shall check their adequacy for his use and where inappropriate, make all necessary arrangements and pay all charges to enable him to use them if he so requires.
* Comply with and give all notices required by any Act of Parliament, By-Laws and Regulations of Local Authorities and Statutory Undertakings, together with any local Police requirements and pay all those charges legally demandable and incurred in respect of these works, except for the Building Regulations which will be paid by the Employer.
* Ascertain the location of all services (including those underground or overhead) drains or sewers, etc within the vicinity of the works before commencing site operations and shall maintain and protect the same at all times during the contract and make good any damage or pay any costs or charges in connection therewith.
* Inform the Contract Administrator of any additional repairs which are outside the scope of this specification before the specified works are carried out, however, no additional work is to be carried out without his written instructions. provide all safety, health and welfare measures and amenities for his own workmen and for those of any Sub Contractors as laid down in all Health & Safety Legislation applicable to this contract and maintain all safety measures required thereunder.
* Remove all rubbish, debris and surplus materials from the site as work proceeds including any existing or occasioned by Sub Contractors, and shall keep the site and surrounds clean and tidy at all times.
* Ensure that the structure and services of the property including all fixtures, fittings and finishes etc., (whether new or existing to be retained) are protected against falling objects, dust, damage, frost, inclement weather or other hazards throughout the contract by providing all necessary covering, guards, dust sheets, screens, tarpaulins etc. and making good at his own expense any damage caused the inadequacy thereof
* Move all furniture and take up and relay any carpet in occupied premises as necessary in order to facilitate the works.
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|  | * On completion of the works, dismantle and remove all plant and temporary work, clear away all rubbish, debris and surplus materials and shall thoroughly clean all surfaces including any affected portions of the existing premises, both internally and externally including removing all stains and paint splashes, touching up any damaged decoration and cleaning all parts, to leave the site clean and perfect to the satisfaction of the Contract Administrator.
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| 1.2 | **Site Administration:**The Contractor must:* Ensure that all work, including that of Sub-Contractors, is adequately supervised at all times by a competent foreman.
* Take all reasonable care in order to confine the area of building operations to a minimum necessary for completion of the works.
* Keep all persons (including those employed by the Sub Contractors), under his control and within the boundaries of the site.
* Obtain all necessary permissions where the execution of the works requires workmen to enter upon adjoining properties prior to such works being executed.
* Safeguard the Site, the Works, products, materials and any parts of the existing building affected by the works from unauthorised access, damage and theft and provide all necessary facilities to do so.
* Indemnify the Employer against all claims or actions for damages arising from failure to comply with the above.
* Allow for attending meetings as notified by the Contract Administrator.
* Take all necessary precautions to prevent nuisance from smoke, dust, rubbish, vermin and other causes.
* Make every effort to keep noise and disturbance to the occupier of the site and surrounding premises to a minimum.
* Retain copies of maintenance instructions and guarantees delivered with components and equipment and keep safe for handover to the CA on completion.
* Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire. Comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation and the Loss Prevention Council.
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 | **SECTION 2 – CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS & PREAMBLES** |  |  |
|  | The contractor is to allow for following the procedures of the CDM Regulations and performing the duties of principle contractor. | Item |  |
| 2.2 | All work implemented to the premises as specified within Section 3 of this report are to be undertaken in accordance with good building practice and in compliance with current British Standards and Code of Practices. | Item  |  |
| 2.3 | All works are to be undertaken to ensure compliance with current Building Regulations where applicable and the Contractor will be responsible for submitting a Building Notice if necessary and to obtain a Completion Certificate prior to Practical Completion being issued. | Item |  |
| 2.4 | **Materials Generally:**Materials and goods shall be of the best quality of their respective kinds, British Standard Specifications (referred to herein as BS) shall apply unless otherwise stated.Where the name of a proprietary material has been used or referred to in a preamble note or in descriptions, unless otherwise described that proprietary material shall be handled, stored and used strictly in accordance with the manufacturer’s recommendations, instructions or specifications. It is the Contractor’s responsibility to obtain such details and inform all Sub Contractors and operatives of the requirements and restrictions contained therein. |  |  |
| 2.5 | **Substitution of Products:**No substitution of specified products will be permitted without approval. Such approval will only be granted if the contractor submits documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, fitness for purpose, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance.Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, fitness for purposes and appearance of the construction as a whole. |  |  |
| 2.6 | **Workmanship Generally:**Where not fully described herein all works shall be carried out in accordance with current British Standard Codes of Practice and where none apply, shall be carried out to accepted good practice and to the satisfaction of the Contract Administrator.Subject to any specific requirements stated later, fix everything that is intended to be fixed in such a manner that it stays fixed. |  |  |
| 2.7 | **Workmanship Definitions:** |  |  |
|  | Fix Only | All labours in unloading, handling, storing and fixing in position, including use of all plant. |  |  |
|  | Remove | Disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials. It does not include removing associated pipework, wiring, ductwork or other services. |  |  |
|  | Keep for Reuse | During removal prevent damage to the stated components or materials, and clean off bedding and jointing materials, stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed. |  |  |
|  | Replace | Remove the stated existing components, features and finishes; provide and fit in lieu new components, features or finishes which, (unless specified otherwise, must match those which have been removed) and make good as necessary. |  |  |
|  | Repair | Carry out local remedial work to components, features and finishes, resecure or refix as necessary and leave in a sound and neat condition. It does not include replacement of components or parts of components or redecoration. |  |  |
|  | Make Good | Carry out local remedial work to components, features and finishes which have been disturbed by other, previous work under this Contract and leave in a sound and neat condition. It does not include replacement of components or parts of components, redecoration. |  |  |
|  | Ease | Make minor adjustments to moving parts of the stated component to achieve good fit in both open and closed positions and ensure free movement in relation to fixed surrounds and make good as necessary. |  |  |
|  | To Match Existing | Use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible. |  |  |

| ITEM | **DESCRIPTION** |  | **COST** |
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|  | **SECTION 3 – SCHEDULE OF WORKS** |  |  |
| 3.1 | **Rationale behind the works**This schedule of works comprise of planned maintenance works for Ennor Close, derived from the stock condition survey and recent follow up inspections of council owned, residential buildings. The works package involves making properties safe as well as required routine maintenance works. | Note |  |
| 3.2 | **1 Ennor Close**  |  |  |
| 3.2.1 | Loft insulation*The property currently has roughly 100-150mm insulation quilt which is compressed in areas by substantial boarding and tenant possessions.* Allow to cost for works option A or B. | N/A | N/A |
| 3.2.1A | Loft insulation – **Cost A***Take up boarding, provide additional insulation*Allow to carefully remove loft boarding and safely store for re-use. Temporarily move insulation to uncover timber joists.Allow to supply and install ‘Diall Loft Storage Stilts’ or similar in accordance with manufacturer’s instructions.Allow to supply and install additional quilt insulation to bring thickness up to an evenly spread, minimum thickness of 250mm to achieve a U-Value of 0.16. Re-lay retained loft boarding where possible upon assessment of condition. Supply and install any additional loft boarding to replace boards that are not in a serviceable condition.  | Cost option |  |
| 3.2.1B | Loft insulation – **Cost B***Boarding and deck quilt insulation to remain in situ. Additional insulation to be installed between roof rafters.*Allow to supply and install say 100mm ‘Eco-Versal Rigid Board Insulation’ or similar between roof rafters.  | Cost option |  |
| 3.2.2 | Water storage tank*The water storage tank installed within the loft space does not currently have a lid installed.*Allow to provide and install 1nr water storage tank lid. | Item |  |
| 3.2.3 | Hot water cylinder*The hot water cylinder currently has just factory finish insulation installed.* Allow to supply and install jacket insulation to the hot water cylinder. | Item |  |
| 3.2.4 | Mechanical ventilation Bathroom*There is currently no mechanical extract in the bathroom.*Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s. Contractor is to ensure any damages to the surface finishes during installation are made good on completion to match existing. | Item |  |
| 3.2.5 | Mechanical ventilation Kitchen*The kitchen is currently operating with a recirculating hood.* Provisionally allow for remedial works options A and B. | N/A | N/A |
| 3.2.5A | Mechanical ventilation Kitchen – **Option A**Allow to supply and install a mechanical extract on the external facing wall to achieve a minimum extract rate of 30L/s. To work in conjunction with the existing recirculating hood. Contractor is to ensure any damages to the surface finishes during installation are made good on completion to match existing. | Cost option |  |
| 3.2.5B | Mechanical ventilation Kitchen – **Option B** Allow to remove and dispose of the existing recirculating hood. Allow to supply and install hood extract over the hob cooking station with ducted extract. Hood extract to achieve minimum extract rate of 30L/s.Ducting route is to be confirmed and approved by the CA. Contractor is to ensure any damages to the surface finishes during installation are made good on completion to match existing. | Cost option |  |
| 3.3 | **3 Ennor Close** |  |  |
| 3.3.1 | Condensation Mould in Bedroom*There is black spot mould forming at high level on the painted textured ceiling perimeter with some damp staining tracking down onto painted walls.*Allow to supply and install a retrofit trickle vent onto the top hung window sash of the uPVC window. Ensure trickle vent fits on top sash. Allow to supply and install silicone sealant around window head reveal using ‘DOW 796 uPVC Silicone Sealant Brilliant White’ or similar. Prior to redecoration, allow to apply ‘Granocryl Fungicidal Wash’ to ceiling and walls following manufactures instructions. Allow to redecorate affected painted surfaces using ‘Dulux Matt’ finish on ceilings and walls colour to match existing.Provisional are for pricing purposes: 10m² | Item |  |
| 3.3.2 | Loft insulation*The property currently has roughly 100-150mm insulation quilt which is compressed in areas by substantial boarding and tenant possessions.* Allow to cost for works option A or B. | N/A | N/A |
| 3.3.2A | Loft insulation – **Cost A***Take up boarding, provide additional insulation*Allow to carefully remove loft boarding and safely store for re-use. Temporarily move insulation to uncover timber joists.Allow to supply and install ‘Diall Loft Storage Stilts’ or similar in accordance with manufacturer’s instructions.Allow to supply and install additional quilt insulation to bring thickness up to an evenly spread, minimum thickness of 250mm to achieve a U-Value of 0.16. Re-lay retained loft boarding where possible upon assessment of condition. Supply and install any additional loft boarding to replace boards that are not in a serviceable condition.  | Cost option |  |
| 3.3.2B | Loft insulation – **Cost B***Boarding and deck quilt insulation to remain in situ. Additional insulation to be installed between roof rafters.*Allow to supply and install say 100mm ‘Eco-Versal Rigid Board Insulation’ or similar between roof rafters.  | Cost option |  |
| 3.3.3 | Radiator controls*1nr radiator in the upstairs bedrooms controls do not work. When the heating is turned on, heat comes out at maximum temperature.*Allow to service 1nr radiator temperature control valve. | Item |  |
| 3.3.4 | Kitchen sink leak*There is a leak beneath the kitchen sink unit believed to be from the drainage board.*Allow to supply and install silicone sealant around sink unit within the fitted kitchen worktop using ‘DOW 781 Acetoxy Silicone Clear’ or similar, ensuring alternative is safe for use in contact with potable water.  | Item |  |
| 3.3.5 | Kitchen fitout*Current kitchen arrangement means hob cooking station is directly adjacent to entrance door.*Allow to strip out and dispose of the existing kitchen fitout consisting of fitted worktops and cupboards pipework. The contractor is to retain and store appliances in safe location for reinstatement on completion of the works.Allow to supply and install new kitchen fitout ‘Howdens Greenwich White’ to consist of fitted worktop and wall mounted cupboards to match existing storage capacity.Contractor to submit kitchen plan to be approved by CA.Provisional dimensions for pricing purposes: 3000 x 2600mm | Item |  |
| 3.3.6 | Mechanical ventilation Kitchen*Kitchen layout to change. Hood over hob extraction to move.*Allow to reposition hood over hob extract as part of kitchen replacement works. To achieve minimum extract rate of 30L/s. | Item |  |
| 3.3.7 | Kitchen decoration making good*Decoration making good works likely required to make good any scarring from removal of existing units / fixtures under new layout.* Allow to repaint previously painted parts using ‘Dulux Easycare Kitchen Paint Matt Pure Brilliant White’ or similar to achieve uniform finish throughout.  | Item |  |
| 3.4 | **4 Ennor Close**  |  |  |
| 3.4.1 | Water storage tank*There is a redundant water storage tank in the roof space.* Allow to remove and dispose of storage tank and residual pipework. | Item |  |
| 3.4.2 | Loft insulation*Generally, the loft is well insulated with 200-250mm insulation quilt.* Following action to remove water storage tank. Allow to supply and install additional quilt insulation to bring thickness up to an evenly spread, minimum thickness of 250mm to achieve a U-Value of 0.16.  | Item |  |
| 3.4.3 | Loft hatch*Loft hatch is dated, likely to be original installation.*Provisionally allow for remedial works options A and B. | N/A | N/A |
| 3.4.3A | Loft hatch – **Option A**Allow to strip out and dispose of existing loft hatch.Allow to supply and install modern insulated hatch that offers minimal draught / heat leakage.Contractor is to ensure any damages to the surface finishes during installation are made good on completion to match existing. | Cost option |  |
| 3.4.3B | Loft hatch – **Option B**Allow to strip out and dispose of existing loft hatch.Allow to supply and install modern insulated hatch that offers minimal draught / heat leakage with built in access.Contractor is to ensure any damages to the surface finishes during installation are made good on completion to match existing. | Cost option |  |
| 3.4.4 | Kitchen Replacement*The existing kitchen is end of life, 20+ years old.* Allow to strip out and dispose of the existing kitchen fitout consisting of fitted worktops, cupboards, and pipework. The contractor is to retain and store appliances in safe location for reinstatement on completion of the works.Allow to supply and install new kitchen fitout ‘Howdens Greenwich White’ to consist of fitted worktop and wall mounted cupboards to match existing storage capacity.Contractor to submit kitchen plan to be approved by CA.Provisional dimensions for pricing purposes: 2600mm x 3600mm. Contractor to make good any decorative damage caused during fitout. | Item |  |
| 3.4.5 | Kitchen Flooring*Thermoplastic floor covering, check for asbestos content prior to renewing.*Allow to strip out and dispose of existing kitchen floor finish, potential ACM.Allow to supply and install non-slip vinyl flooring, Fitwell Flooring Comfort Tex (colour TBC) or similar approved, in accordance with manufacturers recommendations. Provisional area for pricing purposes: 6m²  | Item |  |
| 3.4.6 | Mechanical ventilation Kitchen*The kitchen currently has recirculating hood.*Allow to remove and dispose of the existing recirculating hood. Allow to supply and install hood over hob extract as part of kitchen replacement works. To achieve minimum extract rate of 30L/s. | Item |  |
| 3.4.7 | Kitchen decoration making good*Decoration making good works likely required to make good any scarring from removal of existing units / fixtures.*Existing tiling in good condition, can be left in situ if layout alterations are minimal and can be worked around. Existing tiling to be carefully removed and stored if layout is changed to be re-used.Allow to repaint previously painted parts using ‘Dulux Easycare Kitchen Paint Matt Pure Brilliant White’ or similar to achieve uniform finish throughout.  | Item |  |
| 3.4.8 | Mechanical ventilation Bathroom*There is currently no mechanical extract in the bathroom.*Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s.  | Item |  |
| 3.4.9 | Bathroom ceiling*Paper lined ceiling finish in bathroom lifting at joints*Allow to strip and dispose of paper lined finish in bathroom.Allow to prepare surface to be re-skimmed and painted using ‘Dulux Easycare Bathroom Paint Pure Brilliant White’ or similar. Provisional area for pricing purposes: 4m² | Item |  |
| 3.4.10 | Handrailing Stairs *Handrailing required* Allow to supply and install handrail to fixture on top half of half turn staircase, roughly 3l/m. Ensure installation is at a height 900-1000mm above FFL with a minimum clearance of 25mm at the back of the handrail. | Item |  |
| 3.4.11 | Handrailing BathroomAllow to supply and install 2nr wall mounted grab bars within bathroom to make more accessible. Colour white.1nr adjacent to toilet1nr within shower | Item |  |
| 3.4.12 | Retrofit trickle vents*There is black spot mould forming on walls / ceilings within 1st floor bedrooms.*Allow to supply and install 1nr retrofit trickle vent onto the top hung window sash of each of the bedroom uPVC windows. Ensure trickle vent fits on top sash.  | Item |  |
| 3.4.13 | Internal cracking / mould*A number of locations internally subject to movement cracking as well as some damp staining effecting the decorative finish. General redecorations works recommended throughout.*Allow to fill and make good cracking in following locations;* Kitchen internal wall which backs chimney
* Lounge chimney wall
* Internal lounge load bearing wall
* Low and high level at lounge window opening
* 1st floor level bedroom which backs chimney
* 1st floor level bedroom at window head
* Ceiling perimeter edges generally throughout property
 | Item |  |
| 3.4.13a | Provisional sum for decorations to areas affected above once agreed | Provisional sum | **£800.00** |
| 3.4.14 | Floorboards*Localised damaged to floorboard within 1st floor bedroom.*Allow to lift carpet to inspect condition of timbers beneath.Allow to replace damaged floorboard and relay existing carpet. CA to confirm location. | Item |  |
| 3.5 | **8 Ennor Close Flats** |  |  |
| 3.5.1 | Bathroom Replacement*Bathroom suite is end of life and not fit for purpose for vulnerable tenant*.Allow to strip out and dispose of existing bathroom fitout.Allow to supply and install new bathroom fitout incorporating accessibility fixtures, ‘Armitage Shanks’ or similar approved by the CA. This is to include grab rails and easy to use lever handles.Fitout to include;* Toilet
* Handwash basin
* Walk-in shower with integrated seating
* Heated towel rail – With associated electrical works

Provisional dimensions for pricing purposes: 1810mm x 1820mm. | Item |  |
| 3.5.2 | Bathroom flooring*Bathroom currently has carpet floor finish.*Allow to strip out and dispose of existing carpet floor finish.Allow to supply and install non-slip vinyl flooring, Fitwell Flooring Comfort Tex (colour TBC) or similar approved, in accordance with manufacturers recommendations.  | Item |  |
| 3.5.3 | Mechanical ventilation Bathroom*There is currently no mechanical extract in the bathroom.*Allow to supply and install mechanical extract within bathroom. To achieve minimum extract rate of 15L/s. | Item |  |
| 3.5.4 | Storeroom flooring*The vinyl flooring in the storage room is lifting at the door threshold and creating a tripping hazard.* Allow to dispose of existing vinyl flooring.Allow to supply and install ‘Rhinofloor Rock Light Grey’ vinyl flooring to storeroom (or similar approved product) in accordance with manufacturers recommendations. Provisionally allow for pricing purposes: 5m² | Item |  |
| 3.5.5 | Cracking to ceiling Bedroom*Historic movement crack across bedroom ceiling. Textured ceiling finish.*Allow to fill using ‘No Nonsense Decorators Caulk White’ or similar following manufacturers instructions. Allow to sufficiently dry and redecorate using ‘Dulux Matt’ finish on ceilings and walls colour to match existing.Provisional length for pricing purposes: 3 l/m. | Item |  |
| 3.6 | **8A Ennor Close Flats** |  |  |
| 3.6.1 | Windows*Window handles seized and corroded. Slide and sash style window with low sill height approximately 700mm from FFL*.Allow to remove and dispose of 5nr defective window handles.Allow to supply and install 5nr window handles to fit uPVC windows.Allow to supply and fit 1nr window opening restrictor to low sill height on slide and sash window. | Item |  |
| 3.6.2 | Hairline cracking at ceiling board joints*Hairline cracking at ceiling board joints throughout property. Possibly due to boarding not being skim finished before decorations. Issue typically discovered within building.* Allow to strip painted finish back to boards throughout.Allow to re-skim and prepare surface for painted finish. Decorate using ‘Dulux Matt’ paint, colour white. | Item |  |
| 3.7 | **9 Ennor Close Flats** |  |  |
| 3.7.1 | Windows*Window handles seized and corroded.* Allow to remove and dispose of 3nr defective window handles.Allow to supply and install 3nr window handles to fit uPVC windows. | Item |  |
| 3.8 | **9B Ennor Close Flats** |  |  |
| 3.8.1 | Windows*Slide and sash style window with low sill height approximately 700mm from FFL in bedroom & lounge.*Allow to supply and install 2nr window opening restrictors to low sill height slide and sash windows. | Item |  |
| 3.8.2 | Hairline cracking at ceiling board joints*Hairline cracking at ceiling board joints throughout property. Possible due to boarding not being skim finished before decorations. Issue typically discovered within building.* Allow to strip painted finish back to boards throughout.Allow to re-skim and prepare surface for painted finish. Decorate using paint colour to match existing. | Item |  |
| 3.8.3 | Internal doors*Internal door leading to lounge from circulation has high amount of impact damage. Kitchen accessed of single escape corridor does not have door installed.*Allow to remove and dispose of 1nr defective door.Allow to supply and install 1nr hollow core door leading into lounge from circulation as per as existing spec.Allow to supply and install 1nr door to kitchen. | Item |  |
| 3.9 | **10C Ennor Close Flats** |  |  |
| 3.9.1 | Hairline cracking at ceiling board joints*Hairline cracking at ceiling board joints throughout property. Possible due to boarding not being skim finished before decorations. Issue typically discovered within building.* Allow to strip painted finish back to boards throughout.Allow to re-skim and prepare surface for painted finish. Decorate using ‘Dulux Matt’ paint, colour white. | Item |  |
| 3.10 | **15 Ennor Close** |  |  |
| 3.10.1 | Internal doors*Door handle is missing to the internal lobby door* Allow to supply and install 1nr door handle ironmongery to existing timber door. | Item |  |
| 3.11.2 | Hot water cylinder*The hot water cylinder currently has just factory finish insulation installed.* Allow to supply and install jacket insulation to the hot water cylinder. | Item |  |
| 3.12.3 | Tiling in bathroom*Water staining marks down bath from adjacent tiling on false wall. Likely ingress coming through gaps between tiles. Sealant failing.*Allow to strip existing sealant. Allow to supply and install silicone caulking around bathtub lining using ‘DOW 785+ Bacteria Resistant Sanitary Silicone White’ or similar for use within bathrooms with mould-resistant properties.  | Item |  |
| 3.12.4 | Windows*A number of windows have handles / parts missing or handles which have seized up. One window has a blown glazing unit. All windows are uPVC framed.*Allow to supply and install 4nr new handles.Allow to ease / service 11nr handles which have seized / come loose. Allow to supply and install 2nr window handle strike plates.Provisionally allow to supply and install 11nr handles if “ease / service” is not possible.  | Item |  |
| 3.13 | **17 Ennor Close** |  |  |
| 3.13.1 | *Additional heating requirement.*Allow to supply and install 2nr storage heaters.Allow to supply and install 1nr wall mounted electrical heaters.Installation locations to be confirmed by the CA. | Item |  |
| 3.14 | **19 Ennor Close** |  |  |
| 3.14.1 | Kitchen flooring*Kitchen currently has carpet installed which is end of life, dirt trap between carpet joints.* Allow to strip and dispose of existing carpet finish approximately.Allow to supply and install non-slip vinyl flooring, Fitwell Flooring Comfort Tex (colour TBC) or similar approved, in accordance with manufacturers recommendations. Provisional area for pricing purposes: 7m². | Item |  |
| 3.14.2 | Internal doors*3nr internal doors exhibiting damage. 3nr doors missing handle ironmongery.*Allow to remove and dispose of 3nr hollow core internal doors retaining and reusing ironmongery where salvageable. Replace where necessary.Allow to supply and install 3nr door handle ironmongery.  | Item |  |
| 3.14.3 | Bath sealant*Bath sealant is deteriorating allowing an ingress of water.*Allow to strip and dispose of existing silicone caulking.Allow to supply and install silicone caulking around bathtub lining using ‘DOW 785+ Bacteria Resistant Sanitary Silicone White’ or similar for use within bathrooms with mould-resistant properties.  | Item |  |
| 3.14.4 | Electrical socket*An electrical socket within a 1st floor bedroom has demounted from timber bed fixing, wires on the back currently exposed.*Allow to re-fix.  | Item |  |
| 3.14.5 | Cracking to ceiling*Crack down reception room ceiling, historic crack repairs have been made but movement appears to be ongoing.*Allow to fill using ‘No Nonsense Decorators Caulk White’ or similar following manufacturer’s instructions. Allow to sufficiently dry and redecorate using ‘Dulux Matt’ finish on ceilings colour to match existing.Provisional length for pricing purposes: 3 l/m. | Item |  |
| 3.14.6 | Windows*A number window handles have broken off; some glazing units have blown. All windows are uPVC framed.*Allow to supply and install 4nr window handles.Allow to renew 2 glazing units which have blown. | Item |  |
| 3.15 | **20 Ennor Close** |  |  |
| 3.15.1 | Leak to lobby area*There is a leak in the lobby area with some associated damp condensation mould which has affected the surface finish on painted plaster walls / ceiling.* Internal works to commence post completion of external works remediating suspected leak from flat roof abutment detail.Prior to redecoration, allow to apply ‘Granocryl Fungicidal Wash’ to ceiling and walls following manufactures instructions. Allow to sufficiently dry and redecorate using ‘Dulux Matt’ finish on ceilings and walls colour to match existing.Allow to redecorate walls and ceiling to match colour as existing. Approximately 5m². | Item |  |
| 3.16 | **21 Ennor Close** |  |  |
| 3.16.1 | Mechanical ventilation Bathroom*There is currently no mechanical extract in the bathroom.*Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s.Contractor is to ensure any damages to the surface finishes during installation are made good on completion to match existing. | Item |  |
| 3.16.2 | Electrical sockets*2nr bedrooms have just 1nr single gang socket installed; master bedroom has 2nr single gang sockets. Sockets are currently being overloaded with extension cables.*Allow to replace 4nr single gang sockets with 4nr two-gang sockets. Allow to supply and install 2nr new two-gang sockets, one in each of the smaller bedrooms.  | Item |  |
| 3.16.3 | Kitchen ceiling*Paper lined ceiling finish detaching / tearing.*Allow to remove and dispose of paper lined finish.Allow to reskim and prepare surface for paint redecoration. Decorate using ‘Dulux Easycare Kitchen Paint Matt Pure Brilliant White’ or similar to achieve uniform finish throughout. Provisional are for pricing purposes: 12m² | Item |  |
| 3.16.4 | Bathroom *Tiles loose on bathroom boxing wall allowing ingress of water.*Allow to investigate behind tile and assess condition of timbers beneath for any damp related damage. Reinstate tiles.Allow to rake out tiling joints and reset tiles using cleanable silicone caulk if structure is in good condition.Provisionally allow to re-build boxing in wall structure and re-tile using existing tiles if on inspection the structure beneath has been subject to detrimental water damage.  | Item |  |
| 3.16.5 | Floorboards*Localised damaged to floorboard within 1st floor bedroom.*Allow to lift carpet to inspect condition of timbers beneath.Allow to replace damaged floorboard and relay existing carpet. CA to confirm location. | Item |  |
| 3.16.6 | Cracking to ceiling Lounge*There is movement crack down the textured ceiling finish within the lounge.* Allow to fill using ‘No Nonsense Decorators Caulk White’ or similar following manufacturer’s instructions. Allow to sufficiently dry and redecorate using ‘Dulux Matt’ finish on ceilings colour to match existing.Provisional length for pricing purposes: 1.5l/m |  |  |
| 3.16.7 | Handrailing Stairs*There is a handrail missing on the top half of quarter turn staircase.*Allow to supply and install handrail to fixture on top half of quarter turn staircase.Ensure installation is at a height 900-1000mm above FFL with a minimum clearance of 25mm at the back of the handrail.Provisional length for pricing purposes: 2l/m.  | Item |  |
| 3.17 | **22 Ennor Close** |  |  |
| 3.17.1 | Mechanical ventilation Bathroom*Bathroom has mechanical ventilation installed but it does not work.*Allow to service mechanical ventilation in bathroom. | Item |  |
| 3.17.2 | Water staining 1st floor circulation and bedroom*There is water staining to the paper ceiling finish above the staircase and within the bedroom on the 1st floor. It is unclear if staining is historic.* Provisional sum for repair works. | Provisional Sum | **£1,000.00** |
| 3.17.3 | Internal crack repairs*Cracking within 1st floor bedrooms on external walls.*Allow to fill using ‘No Nonsense Decorators Caulk White’ or similar following manufacturers instructions. Allow to sufficiently dry and redecorate using ‘Dulux Matt’ finish on ceilings and walls colour to match existing.Provisional length for pricing purposes: 5 l/m. | Item |  |
| 3.18 | **23 Ennor Close** |  |  |
| 3.18.1 | Loft insulation*Generally, there is an abundance of quilt loft insulation, but it is not evenly spread.*Allow to spread out loft insulation quilt to achieve an even 250mm minimum thickness to achieve a U-Value of 0.016. Provisionally allow for supplying and installing additional quilt insulation.  | Provisional Sum | **£100.00** |
| 3.18.2 | Hot water cylinder*The hot water cylinder currently has just factory finish insulation installed.* Allow to supply and install jacket insulation to the hot water cylinder. | Item |  |
| 3.19 | **27 Ennor Close** |  |  |
| 3.19.1 | Windows*Combination of timber and uPVC DG windows with some blown units.*Allow to replace 3nr blown seals on uPVC windows.Allow to replace 1nr blown seal on timber framed window. | Item |  |
| 3.20 | **34 Ennor Close** |  |  |
| 3.20.1 | Kitchen Replacement*The existing kitchen is end of life, 20+ years old.* Allow to strip out and dispose of the existing kitchen fitout consisting of fitted worktops, cupboards, and pipework. The contractor is to retain and store appliances in safe location for reinstatement on completion of the works.Allow to supply and install new kitchen fitout ‘Howdens Greenwich White’ to consist of fitted worktop and wall mounted cupboards to match existing storage capacity.Contractor to submit kitchen plan to be approved by CA.Contractor to make good any decorative damage caused during fitout.Provisional dimensions for pricing purposes: 3610mm x 2400mm. | Item |  |
| 3.20.2 | Kitchen flooring*Kitchen vinyl dated end of life.*Allow to strip and dispose of existing vinyl finish.Allow to supply and install non-slip vinyl flooring, Fitwell Flooring Comfort Tex (colour TBC) or similar approved, in accordance with manufacturers recommendations. Provisional area for pricing purposes: 6m². | Item |  |
| 3.20.3 | Mechanical extract kitchen*There is currently no mechanical extract in the kitchen.*Allow to supply and install hood over hob extract as part of kitchen replacement works. To achieve minimum extract rate of 30L/s. | Item |  |
| 3.20.4 | Kitchen redecoration / making good*Kitchen has dated tile and paper lined finishes. General making good works likely required following new kitchen fitout.*Allow to strip and dispose of tiled splashboard and paper lined wall / ceiling finishes. Allow to supply and install new tiled splashboard, colour white. Ensure surfaces are prepared prior to installation. Allow to redecorate using ‘Dulux Easycare Kitchen Paint Matt Pure Brilliant White’ or similar to achieve uniform finish throughout.  | Item |  |
| 3.20.5 | Bathroom Replacement*Bathroom suite is end of life and not fit for purpose for vulnerable tenants*.Allow to strip out and dispose of existing bathroom fitout.Allow to supply and install new bathroom fitout incorporating accessibility fixtures. This is to include grab rails and easy to use lever handles.Fitout to include;* Handwash basin
* Walk-in shower with fold down, wall mounted seating
* Heated towel rail

Provisional dimensions for pricing purposes: 1675mm x 1660mm. | Item |  |
| 3.20.6 | Bathroom flooring*Bathroom vinyl tired and lifting.*Allow to strip out and dispose of existing vinyl flooring.Allow to supply and install non-slip vinyl flooring, Fitwell Flooring Comfort Tex (colour TBC) or similar approved, in accordance with manufacturers recommendations.  | Item |  |
| 3.20.7 | Mechanical extract bathroom*There is currently no mechanical extract in the bathroom.*Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s. | Item |  |
| 3.20.8 | Toilet grab rails*Old stair handrail installed as makeshift grab rail.* Allow to remove and dispose of makeshift grab rail.Allow to supply and install 1nr bathroom grab rail to toilet room. Colour white. | Item |  |
| 3.20.9 | Toilet flooring*Toilet vinyl tired and lifting.*Allow to strip out and dispose of existing vinyl flooring.Allow to supply and install non-slip vinyl flooring, Fitwell Flooring Comfort Tex (colour TBC) or similar approved, in accordance with manufacturers recommendations. Provisional dimensions for pricing purposes: 1640mm x 880mm. | Item |  |
| 3.20.10 | Internal doors*Doors original, assumed over 50 years old.*Allow to strip and remove 11nr original doorsets.Allow to supply and install 11nr new timber doorsets and ironmongery. | Item |  |
| 4.0  | **Risk allowance**  | Provisional sum | **£4,700.00** |
|  | **Provisional sum for asbestos removal works** | Provisional sum | **£10,000** |
|  | **Total from above:** | **£** |