**Bring void property up to lettable standard – Schedule of Works**

Please provide a quote at: **111 Archers Avenue, SS2 4QZ**

For access please contact: Kevin Auger / Joe Ambrose for keys

|  |  |  |  |
| --- | --- | --- | --- |
| **1** |  | **Lounge** |  |
| 1.1 |  | Remove units on both sides of chimney breast complete including make good all surfaces ready for decoration | £ |
| 1.2 |  | Brick up fire place including fit new vent, plaster smooth to match existing walls and prepare for redecoration | £ |
| **2** |  | **Kitchen** |  |
| 2.1 |  | Replace kitchen complete including all units, flooring, tiles, electrics, extractor fan, skirting and decoration etc. as per attached kitchen plan by Howdens, all to decent homes standard – Decent Home Standard Specification attached | £ |
| 2.2 |  | Remove internal door, frame and section of stud wall including all units in between kitchen and dining room | £ |
| 2.3 |  | Make good ceiling where units, frame and wall was and skim kitchen/diner complete leaving smooth surface ready for decoration | £ |
| **3** |  | **Dining Room** |  |
| 3.1 |  | Remove existing flooring complete and renew with same flooring as kitchen to have a seamless flooring between kitchen and dining room | £ |
| 3.22 |  | Fit new timber skirting to match existing including prepare, undercoat and gloss to finish |  |
| **4** |  | **Bathroom** |  |
| 4.1 |  | Replace bathroom complete including 3 piece sanitary ware, electrics, extractor fan, tiling, flooring and decoration to decent homes standard | £ |
| **5** |  | **Bedroom 2 (front)** |  |
| 5.1 |  | Renew approx. 0.5m2 broken timber floor boards to match existing next to cupboard in corner | £ |
| **6** |  | **Side Lean-to** |  |
| 6.1 |  | Remove timber ceiling frame and plastic sheet roofing complete including isolate lighting and make good all surfaces following removal | £ |
| 6.2 |  | Remove both timber external doors including frames which enclose the side lean-to. Make good all surfaces on completion | £ |
| 6.3 |  | Fit new 1.8m high timber feather edge gate hung on 1.5 pair of steel T-hinges including all ironmongery, make good, prepare and decorate to finish to side (by back door) to enclose area. Contract administrator to confirm location | £ |
| 6.4 |  | Fit 3 new shed doors ne 40mm thick, flush faced, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery and lock, make good, prepare and decorate to finish | £ |
| **7** |  | **Outside WC** |  |
| 7.1 |  | Remove WC complete including cap supply, remove excess pipework and cap/fill soil pipe. Remove carpets and make good all surfaces on completion | £ |
| 7.2 |  | Remove all polystyrene ceiling tiles complete and make good surfaces | £ |

Total £