COOPER CONSTRUCTION

12 Sample Street — Schedule of Work

SOW - 12SS2026V2
10 June 2026

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Client:	Sample Client Ltd
Site Address:	12 Sample Street, Sampletown
SOW Number:	SOW - 12SS2026V2
Prepared by:	Adam Cooper
Date:	10 June 2026

Dear Sir/Madam,

Please find enclosed our Schedule of Works for the conversion of the above property, issued for pricing. This document has been prepared by Cooper Construction on behalf of the client, Sample Client Ltd, for the main contractor to price. Pricing is requested per section of works — please return your priced submission against each “Section Price” line and complete the Pricing Summary block at the end. Please also complete the Main Contractor Details block so we can identify which contractor has priced this Schedule of Works.

This Scope of Works (SOW) document outlines the construction, refurbishment, mechanical, electrical and compliance works required for the conversion of 12 Sample Street, Sampletown into a 7-bedroom sui generis HMO (3 studios and 4 en-suite rooms with a communal kitchen/dining room), in accordance with current Building Regulations, HMO standards, Fire Safety Regulations and all applicable statutory requirements.

The works include a single storey rear extension, a single storey side extension and an L-shaped dormer loft conversion, together with the structural alterations, new room layouts, seven en-suites, new services and fire safety upgrades they require.

All works described are to be carried out in strict accordance with the approved architectural drawings, structural engineer’s calculations, mechanical and electrical specifications and all relevant manufacturer guidelines. The main contractor is responsible for full coordination of all trades, compliance with CDM regulations, and delivery of the project to a high standard of workmanship, while minimising disruption to neighbouring properties and surrounding areas. Cooper Construction does not manage individual trades or procure materials.

This SOW forms the basis of the contractual agreement between the client and the main contractor and is intended to clearly define the scope, materials, workmanship standards and regulatory obligations associated with the development. Any variations, omissions or additional works are to be formally agreed in writing with the client prior to implementation.

Two structural items await final detail from the structural engineer (chimney support steel; B2 bearing at the retained masonry pier) and are flagged in bold within the Structural Alterations section. The W-04 rooflight dimension is flagged for confirmation against the architect’s schedule.

No.	Description of Works
Removals	
1	Isolate, cap and make secure all incoming water and electrical supplies prior to strip-out, in

No.	Description of Works
	accordance with current regulations and safe working practices. Confirm isolation before any demolition or removal works commence.
2	Isolate and decommission all existing plumbing and heating throughout, including radiators, pipework, cylinders and sanitary connections, capping off all services safely in preparation for new installations.
3	Uplift all existing floor coverings throughout (carpet, underlay, laminate, vinyl and fixed finishes), including all associated grippers, nails and fixings.
4	Remove all internal doors, leaves, frames, skirting boards and architraves throughout, including all associated fixings, hinges, ironmongery and trims.
5	Dismantle and remove all existing kitchen units, worktops and associated appliances, disconnecting all visible plumbing and electrical connections back to safe isolation points, including all fixings, brackets and trims.
6	Remove existing first floor bathroom suite (WC, basin, bath/shower and all fixtures and fittings), disconnecting all plumbing and waste pipework back to safe isolation points, and strip out all wall finishes, boxing and redundant fittings within the bathroom area.
7	Dismantle and remove all existing ceilings throughout, including plasterboard and lath and plaster finishes, taking care to minimise damage to surrounding structural elements.
8	Hack off and remove all existing wall plaster throughout the property internally, taking all internal walls back to brick to maximise usable space within the proposed layouts. Remove all arisings, taking care not to damage the masonry beneath, leaving walls clean and prepared for the new build-up and finishes (separate items).
9	Dismantle and remove all non-load-bearing stud partition walls at first floor level, including the wall dividing the landing and existing Bedroom 2, the wall dividing the landing and bathroom, and the wall dividing the bathroom and Bedroom 3, including all studs, noggins and finishes.
10	Dismantle and remove all existing ceiling joists/rafters at first floor level in preparation for the proposed loft conversion, in a controlled sequence maintaining stability of retained roof and wall plate structures. Note: new loft floor joists to be installed prior to removal of existing ceiling joists, per structural engineer's sequencing.
11	Dismantle existing staircase from ground to first floor, including treads, risers, strings, balustrades and associated supports, in a controlled manner maintaining stability of surrounding walls and floor openings, to make way for the new staircase design per architects' plans.
12	Hack off and remove all existing render to the rear elevations back to brickwork, including all arisings, taking care not to damage the masonry beneath. Leave brickwork exposed and prepared for making good (separate item).
	Removals — Section Price: £ _____
General Items Throughout Property	
13	Supply and install all required fire exit signage throughout in full compliance with HMO licensing, Building Regulations and BS 5499. Install illuminated or photoluminescent signs where necessary, clearly marking all exit routes, directional changes, final exits and alternative escape routes. Fix securely at correct mounting heights and positions as confirmed by Building Control.
14	Supply and fit professionally printed fire alarm zone plan in A3 aluminium snap frame with shatterproof cover and tamper-proof fixings, displayed in the entrance hallway adjacent to the fire alarm control panel. Zone plan drawn to BS 5839-1:2017, showing all detectors, call points, sounders and designated zones. Final location to be approved on site with the client or appointed surveyor.

No.	Description of Works
15	Supply and install wall-mounted fire blankets to all rooms containing cooking facilities (studio kitchenettes and communal kitchen), positioned to HMO regulations and manufacturer's guidance, accessible, unobstructed and labelled for emergency use.
16	Supply and install “Fire Door — Keep Shut” signage to all communal-side fire doors throughout, fixed securely and positioned to BS 5499, as confirmed by Building Control.
	General Items Throughout Property — Section Price: £ _____
Structural Alterations and Layout Alterations	
17	Provide temporary support to the floor joists above, then dismantle and remove the masonry wall between the ground floor front reception room and entrance hallway, per architects' plans. Leave area clear, level and prepared for subsequent structural works and making good.
18	Provide temporary support to the load-bearing structure above, then dismantle the masonry wall dividing the ground floor front reception room, staircase enclosure and first floor front bedroom, in preparation for the proposed new staircase layout per architects' plans. Allow for installation of structural supports per the structural engineer's calculations and Building Control. Leave area prepared for making good.
19	Provide temporary support to the load-bearing structure above, then dismantle the masonry wall dividing the ground floor middle reception room, staircase enclosure and first floor middle bedroom, in preparation for the proposed new staircase layout per architects' plans. Allow for installation of structural supports per the structural engineer's calculations and Building Control. Leave area prepared for making good.
20	Provide temporary support, then form the new structural opening between the existing middle reception room and kitchen at ground floor per architects' plans. Supply and install beam B2 (UC 203x203x46, S275, with 8mm MS top plate) per structural engineer's calculations, bearing at the retained 330L x 215 masonry clay brick pier at one end and a 440L x 100W x 215DP Class B engineering brick padstone at the opposite bearing, fully levelled, packed and secured. **Note: engineered bearing detail at the retained pier awaited from the structural engineer.** Leave area prepared for making good.
21	Provide temporary support, then form the new structural opening to the side of the existing kitchen for the proposed side extension per architects' plans. Supply and install beam B1 (UC 152x152x37, S275, with 8mm MS top plate) per structural engineer's calculations, connected to beam B2 per the engineer's beam-to-beam connection detail (DR02) and seated on a 440L x 100W x 215DP Class B engineering brick padstone at the opposite bearing, fully levelled, packed and secured. Leave area prepared for making good.
22	Provide temporary support, then form the new structural opening through the rear wall of the house for the proposed rear extension per architects' plans. Supply and install beam B3 (UC 152x152x37, S275, with 8mm MS top plate) per structural engineer's calculations, seated on 440L x 100W x 215DP Class B engineering brick padstones with adequate bearing, fully levelled, packed and secured. Leave area prepared for making good.
23	Supply and install new lintels L1 (Standard Duty Catnic cavity lintels) per architects' plans and structural engineer's details: 1No. over the 2No. window openings in the rear extension, and 1No. over the rear door opening in the side extension, each with minimum 150mm end bearings bedded level. Leave openings ready to receive new windows/door (separate items).
24	Supply and install SHS posts P1 (SHS 100x100x5, S355) to support beam bearings as indicated on the structural engineer's plan overlay, each on 10mm MS baseplate with 6mm fillet weld all round, per the Steel Post to Masonry detail (DR02), fully plumbed, packed and secured.
25	Supply and install trimmers T1 (3No. 47x175 C24 timber), 5No. locations, to the first floor floor structure per structural engineer's calculations: 2No. where the existing staircase has been removed and 3No. around the new staircase opening, one connecting to beam B2 per the

No.	Description of Works
	engineer's connection detail. All with adequate end bearings, fully fixed and packed.
26	Supply and install FJ2 (47x175 C24 floor joists at 400mm c/c) to infill the first floor structure where the existing staircase has been removed, per structural engineer's calculations, levelled and fixed on appropriate joist hangers with adequate end bearings, with noggins/blocking for rigidity. Leave ready to receive floor deck (separate item).
27	Provide temporary support, then form the new structural opening between the existing first floor (former Bedroom 2) and bathroom per architects' plans. Supply and install T4 (3No. 47x150 C24 timber) trimmer over the opening per structural engineer's calculations, with adequate end bearings, fully fixed and packed. Leave area prepared for making good.
28	Provide permanent support to the existing chimney stacks prior to removal of the chimney breasts within the first floor front and middle bedrooms, continuing down to the corresponding ground floor reception rooms below. Infill all cavities with reclaimed bricks where suitable, with damp-proof/salt-resistant membrane over infilled areas to prevent salt migration through finishes. Leave surfaces prepared for boarding and finishing. **Allowance: where the shared chimney stack within the roof space is retained (subject to the neighbour not permitting its removal), allow for supplying and fitting the relevant support beams/steelwork or gallows brackets to support the retained stack, per the structural engineer's details. Alternatively, where removal is agreed, allow for full removal of the shared stack within the roof space and making good of the roof. Final solution and supporting steelwork specification to be confirmed by the structural engineer once the neighbour's position is known.**
29	NOTE / PROVISIONAL: Allow for inspection of all existing lintels on site following strip-out back to brick. Where replacement is found to be required, supply and install new lintel of appropriate type and bearing per structural engineer's recommendations and Building Control. Allow a PC sum per lintel for replacement; final quantity confirmed on site post strip-out.
30	NOTE / PROVISIONAL: Allow for installation of Helibar reinforcement to existing masonry walls, subject to site inspection following strip-out back to brick. Where cracking or structural defects are identified, install Helibar per structural engineer's recommendations and manufacturer's instructions (cut slots, insert stainless steel bars with grout, make good). To be confirmed on site as a provisional item.
	Structural Alterations and Layout Alterations — Section Price: £ _____
Single Storey Rear 6m Extension	
31	Excavate trenchfill foundations, 600mm wide, to a depth of up to 1500mm per structural engineer's details (DR03) and Building Control, with trench bottoms level, firm and free of loose material. Pour concrete trenchfill to required depth and width, level and consistent, ready for DPC and superstructure. Allow for eccentric/party-wall foundation detail where abutting the boundary per DR03.
32	Construct new external cavity walls to wall plate level per Wall Type 3: 100mm Thermalite 7N aircrete inner leaf, 90mm Kingspan Kooltherm K106 (grey facing outward, joints taped), 10mm clear cavity, external facing brick to match existing, with wall ties at specified centres and DPC at correct level. Build plumb, level and to clean consistent joints, to achieve U≤0.18 W/m²K (Part L).
33	Construct new warm flat roof to Roof Type 1 over the rear extension per the building regulations drawings and structural engineer's details. Form using timber roof joists RJ1 (47x150 C24 at 600mm c/c) on suitable hangers/bearings, with timber trimmers to openings, set out to maintain internal ceiling height consistent with the existing dwelling (no step). Install firrings to a minimum 1:80 fall, then 18mm ply/OSB deck fixed throughout, with all straps and connections per structural design.
34	Complete the warm flat roof covering over Roof Type 1: VCL over deck, 150mm rigid PIR insulation above deck, single ply membrane fully adhered with hot-air-welded laps over

No.	Description of Works
	insulation, lapped with the VCL, achieving U≤0.15 W/m²K. Form all upstands, edge trims, drip details, cavity closers and outlets, fully sealing all junctions and abutments to existing structure for a durable watertight finish, installed strictly to manufacturer's guidelines (BS 6229).
35	Reduce and prepare ground within the extension footprint to accommodate the new insulated floor build-up, aligning finished floor level with the existing dwelling. Install compacted hardcore in 150mm layers, 50mm sand blinding, and 1200g DPM lapped, sealed and turned up at perimeters to tie into wall DPC.
36	Lay 150mm in-situ concrete ground-bearing slab to Floor Type 1 over the DPM, level finish, with VCL over slab, 100mm Celotex XR4000 (or similar) and minimum 65mm sand/cement screed, with 25mm perimeter insulation upstand to prevent thermal bridging, achieving U≤0.18 W/m²K (Part L).
	Single Storey Rear 6m Extension — Section Price: £ _____
Single Storey Side 3m Extension	
37	Excavate trenchfill foundations, 600mm wide, to a depth of up to 1500mm per structural engineer's details (DR03) and Building Control, with trench bottoms level, firm and free of loose material. Pour concrete trenchfill to required depth and width, level and consistent, ready for DPC and superstructure. Allow for eccentric/party-wall foundation detail where abutting the boundary per DR03.
38	Construct new external cavity walls to wall plate level per Wall Type 3: 100mm Thermalite 7N aircrete inner leaf, 90mm Kingspan Kooltherm K106 (grey facing outward, joints taped), 10mm clear cavity, external facing brick to match existing, with wall ties at specified centres and DPC at correct level. Build plumb, level and to clean consistent joints, to achieve U≤0.18 W/m²K (Part L).
39	Construct new warm flat roof to Roof Type 1 over the side extension per the building regulations drawings and structural engineer's details. Form using timber roof joists RJ1 (47x150 C24 at 600mm c/c) on suitable hangers/bearings, set out to maintain internal ceiling height consistent with the existing dwelling (no step). Install firrings to a minimum 1:80 fall, then 18mm ply/OSB deck fixed throughout, with all straps and connections per structural design.
40	Supply and install trimmer T2 (3No. 47x150 C24 timber) to the side extension roof, framed into the RJ1 roof joists per structural engineer's calculations, to form the rooflight opening, with adequate bearings, fully fixed and packed, correctly sized and square to receive the rooflight (separate item).
41	Complete the warm flat roof covering over Roof Type 1: VCL over deck, 150mm rigid PIR insulation above deck, single ply membrane fully adhered with hot-air-welded laps over insulation, lapped with the VCL, achieving U≤0.15 W/m²K. Form all upstands, edge trims, drip details, cavity closers and outlets, fully sealing all junctions and abutments to existing structure for a durable watertight finish, installed strictly to manufacturer's guidelines (BS 6229).
42	Reduce and prepare ground within the extension footprint to accommodate the new insulated floor build-up, aligning finished floor level with the existing dwelling. Install compacted hardcore in 150mm layers, 50mm sand blinding, and 1200g DPM lapped, sealed and turned up at perimeters to tie into wall DPC.
43	Lay 150mm in-situ concrete ground-bearing slab to Floor Type 1 over the DPM, level finish, with VCL over slab, 100mm Celotex XR4000 (or similar) and minimum 65mm sand/cement screed, with 25mm perimeter insulation upstand to prevent thermal bridging, achieving U≤0.18 W/m²K (Part L).
	Single Storey Side 3m Extension — Section Price: £ _____
1st Fix Carpentry	

No.	Description of Works
44	Supply and install Floor Type 3 acoustic build-up to the first floor over the retained existing timber floorboards: 6mm acoustic rubber mat screwed and glued over the existing floor, tightly jointed and fully supported, to a level surface ready for floor coverings.
45	Supply and install treated timber stud staircase enclosure from ground to first floor per Wall Type 2 (30-min fire rated) and architects' plans, with studs and noggins forming an accurate opening and enclosure, allowing for service runs. Leave ready for fire-rated boarding per HMO fire safety requirements.
46	Supply and install treated timber stud staircase enclosure from first floor to loft per Wall Type 2 (30-min fire rated) and architects' plans, with studs and noggins forming an accurate opening and enclosure, allowing for service runs. Leave ready for fire-rated boarding per HMO fire safety requirements.
47	Supply and install new staircase from ground to first floor per architects' plans, fixed to floor joists and supporting walls, set out to compliant rise, going, head height and pitch, including stringers, treads, risers and trimming around the opening. Leave ready for balustrade and handrail (separate item).
48	Supply and install new staircase from first floor to loft per architects' plans, fixed to floor joists and supporting walls, set out to compliant rise, going, head height and pitch, including stringers, treads, risers and trimming around the opening. Leave ready for balustrade and handrail (separate item).
49	Supply and install treated timber stud partitions and dividing walls per Wall Type 2 (30-min fire rated) to form Bedroom 1 (ground floor studio) per architects' plans, including door opening and header over, allowing for service runs. Leave ready for insulation and boarding.
50	Supply and install treated timber stud partitions to form the Bedroom 1 en-suite per architects' plans, set out to suit sanitaryware positions, with door opening and service runs within cavities: Wall Type 1 to the room side, Wall Type 2 (30-min fire rated) to the communal-kitchen side. Leave ready for insulation and boarding.
51	Supply and install treated timber stud partitions and dividing walls per Wall Type 6 (acoustic) to form Bedroom 2 (ground floor studio) per architects' plans, including door opening and header over, allowing for service runs. Leave ready for insulation and boarding.
52	Supply and install treated timber stud partitions per Wall Type 1 to form the Bedroom 2 en-suite per architects' plans, set out to suit sanitaryware positions, with door opening and service runs within cavities. Leave ready for insulation and boarding.
53	Supply and install treated timber stud partitions and dividing walls per Wall Type 2 (30-min fire rated) to form Bedrooms 3, 4 and 5 and the first floor landing/circulation per architects' plans, including door openings and headers over, allowing for service runs. Leave ready for insulation and boarding.
54	Supply and install treated timber stud partitions per Wall Type 1 to form the en-suites to Bedrooms 3 and 4 per architects' plans, set out to suit sanitaryware positions, with door openings and service runs within cavities. Leave ready for insulation and boarding.
55	Supply and install treated timber stud partitions to form the Bedroom 5 en-suite per architects' plans, set out to suit sanitaryware positions, with door opening and service runs within cavities: Wall Type 1 generally, with Wall Type 6 (acoustic) to the wall separating Bedroom 4 from the en-suite. Leave ready for insulation and boarding.
56	Supply and install treated timber stud partitions and dividing walls per Wall Type 2 (30-min fire rated) to form Bedrooms 6 and 7 (loft) and the loft landing/circulation per architects' plans, including door openings and headers over, allowing for service runs. Leave ready for insulation and boarding.
57	Supply and install treated timber stud partitions per Wall Type 1 to form the Bedroom 7 en-suite per architects' plans, set out to suit sanitaryware positions, with door opening and service

No.	Description of Works
	runs within cavities. Leave ready for insulation and boarding.
58	Supply and install treated timber stud partitions to form the Bedroom 6 en-suite per architects' plans, set out to suit sanitaryware positions, with door opening and service runs within cavities: Wall Type 1 generally, with Wall Type 6 (acoustic) to the wall dividing Bedroom 6 and Bedroom 7. Leave ready for insulation and boarding.
59	Supply and install treated timber half-height stud walls to the end of each of the two kitchenette runs in Bedroom 1 (ground floor studio) per architects' plans, one either side, securely fixed, plumb and level, allowing for service runs. Leave ready for insulation and boarding.
60	Supply and install treated timber stud cupboard enclosure per Wall Type 1 to house the unvented cylinder system within the communal kitchen, per the Cooper Construction layout, with studs and noggins forming an accurate enclosure and door opening, allowing for service runs and ventilation. Leave ready for insulation and boarding.
61	Form lockable access hatch openings within the bathroom stud walls above the door to all 7No. en-suites, framed and trimmed within the studwork to receive a lockable access hatch, sized to allow access to the concealed fan isolator switch. Leave ready for boarding and hatch installation (separate items).
62	Install MF ceiling system to the underside of the first floor joists, forming the ground floor ceiling, per Floor Type 3 on the building regulations drawings: rigid angle hangers at 1200mm c/c, with primary and furring channels at 400mm c/c. Leave ready for acoustic insulation and acoustic boarding (separate items).
63	Install resilient bar acoustic ceiling to the underside of the loft floor joists, forming the first floor ceiling, per Floor Type 2 on the building regulations drawings: resilient bars fixed at 400mm c/c, forming the bar grid only. Leave ready for acoustic insulation and acoustic boarding (separate items).
	1st Fix Carpentry — Section Price: £ _____
Groundworks & Drainage	
64	Excavate trench and install uPVC below-ground soil/waste drainage to the new rear run, serving the Bedroom 1 ground floor en-suite and the communal kitchen waste, and receiving the stacks from the upper-floor en-suites to Bedrooms 3, 4 and 6, laid to correct falls per BS EN 1610:2015 and AD H1. Bed on pea gravel, joints watertight, backfill and reinstate ground level.
65	Excavate trench and install uPVC below-ground drainage from the Bedroom 2 ground floor en-suite (rear extension) to the adjacent inspection chamber located directly outside the en-suite per plans, serving WC, basin and shower, laid to correct falls per BS EN 1610:2015 and AD H1. Bed on pea gravel, joints watertight, backfill and reinstate ground level.
66	Supply and install new soil and vent stack (SVP) to serve the Bedroom 5 en-suite, routed internally along the side extension roof line and discharged out at ground floor into the drainage system, with all branches and connections, adequately supported, per AD H (AAVs where required with ventilation). Leave ready for boxing-in (separate item).
67	Supply and install new dedicated soil and vent stack (SVP) to serve the Bedroom 7 en-suite, routed externally from the loft down to ground floor and discharged into the drainage system, with all branches and connections, adequately supported, per AD H. Leave ready for connection at ground level.
68	Supply and install stacks/branch connections serving the Bedroom 3, 4 and 6 en-suites, routed down and discharged into the new rear drainage run, laid to correct falls and adequately supported per AD H. Leave ready for boxing-in (separate item).
69	Supply and install 2No. inspection chambers/manholes located down the side of the rear 6m

No.	Description of Works
	extension per plans (one positioned directly outside the Bedroom 2 en-suite as its connection point), to connect the new below-ground drainage pipework, set to correct levels and falls with suitable covers, accessible for maintenance, all connections watertight.
70	Excavate and install new soakaway to serve the rear 6m extension flat roof, receiving rainwater from the roof outlets/RWPs, constructed and located to suit. **Subject to Building Control confirmation of soakaway size, position and ground conditions.**
71	Supply and install all necessary inspection chambers, connections and junctions to integrate the new drainage runs into the existing system, at appropriate locations and depths with suitable covers, accessible for maintenance, all connections watertight. Existing drainage to be located on site and new connections agreed on site with the Building Control Officer.
72	Test all new drainage on completion to confirm correct falls, free flow, watertight connections and absence of blockages. Leave the system fully operational.
73	Make good all internal floor areas disturbed by drainage installation, reinstating sub-base, concrete infill and floor structure to match existing, level and stable, ready to receive floor finishes (separate items).
	Groundworks & Drainage — Section Price: £ _____
Plumbing	
74	Install internal cold water distribution pipework to serve all outlets throughout the HMO, with stop taps, isolation valves and fittings for full control and maintenance, per HMO standards.
75	Where upsizing of the incoming water main is required to suit the number of outlets and pressure demand, supply and lay the new supply pipe of the correct size up to the water meter / property boundary only. Final connection from the boundary to the water authority main is by the water authority and excluded, as works on public land cannot be undertaken by the contractor. **Subject to confirmation that an upsized main is required.**
76	Install hot water distribution throughout, supplied from the boiler and unvented cylinder (heating section), connecting all outlets to the 7 en-suites, 3 studio kitchenettes and communal kitchen, balanced for correct operation throughout.
77	Install hot and cold pipework throughout using plastic pipe systems, with exposed sections in visible areas (beneath sinks, at radiators, boiler and cylinder connections) in copper or chrome finish as appropriate, neatly routed, supported and protected.
78	Install waste pipework to all sanitaryware, kitchen and appliance connections on a gravity discharge system, including all traps, connections, ventilation and falls per Building Regulations (AD H), adequately supported and correctly graded.
79	Connect all sanitaryware, kitchen sinks, appliances and equipment to hot, cold and waste, with local isolation valves to all outlets and appliances for maintenance, secure, accessible and fully operational.
80	Supply and install 1No. external tap to the rear, with isolation valve, double check valve and frost protection, securely fixed and leak-free.
81	Test and commission the full plumbing installation on completion, including pressure testing of hot and cold systems, checking all joints and outlets for leaks and confirming correct operation. Leave the system fully operational.
	Plumbing — Section Price: £ _____
1st Fix Electrical	
82	All electrical cabling throughout to be low smoke and fume (LSF) type, suitable for escape routes and high-occupancy HMO environments, installed per IET Wiring Regulations (BS 7671), the fire strategy and Building Control.

No.	Description of Works
83	Carry out first fix electrical installation throughout the 7-bedroom HMO per the Cooper Construction 1st fix layout drawings, BS 7671 and Building Regulations, including all cabling, containment, back boxes, earthing and bonding to form a complete system ready for second fix. All socket, switch, lighting and outlet positions throughout to be set out strictly in accordance with the Cooper Construction 1st fix layout drawings.
84	Install wiring and distribution to serve an individual consumer unit within each HMO room and 1No. main consumer unit serving communal areas (located in the communal kitchen), with all circuit distribution, containment and connections ready for second fix.
85	Install wiring and back boxes for all lighting circuits throughout, including LED downlights to bedrooms, communal kitchen and dining (allow 4–8 fittings per room to suit size), and emergency lighting to all communal hallways and escape routes with LED PIR emergency fittings and test switches, per approved drawings and Building Regulations, ready for second fix.
86	Install wiring and containment for the fire detection and alarm system per the approved fire strategy and Building Regulations — BS 5839-1 Grade A LD2 — including cabling for control panel, zoned per floor with separate zones for rooms with cooking facilities, detectors (interlinked heat and smoke), manual call points and sounders, ready for second fix and commissioning.
87	Supply and install automatic opening vent (AOV) to the loft roof area for smoke ventilation per the fire strategy and Building Control, comprising electrically operated vent (W-06 custom 1550x650mm), control panel, smoke/heat detection interface and manual override, with all first fix wiring allowing integration with the fire alarm system, ready for commissioning (separate item).
88	Install wiring and back boxes for all socket outlets, switches and fused spurs per the Cooper Construction 1st fix layout. To each studio kitchenette (Bedrooms 1, 2 and 7): 2No. double sockets above worktop, 1No. low-level socket for under-counter fridge/freezer, 1No. low-level socket for under-counter microwave, with dedicated supplies for 2-ring hob and extractor hood. To the communal kitchen: minimum 4No. double sockets above worktop with dedicated circuits for washing machine, tumble dryer, 2No. ovens, 2No. hobs and 2No. full-height freestanding fridge/freezers.
89	Provide wiring and back boxes within each bedroom per the Cooper Construction 1st fix layout: minimum 1No. double USB socket and 2-gang switch adjacent to the bed, provision for bedside lighting (hard-wired wall-mounted light or ceiling drop pendant), 1No. double socket above the desk, 1No. high-level double socket for wall-mounted TV, 1No. double socket adjacent to the mirror, and 1No. additional standard-height double socket.
90	Provide wiring and back boxes to communal areas, including 1No. double socket to each landing for cleaning and maintenance, accurately set out, level and ready for second fix.
91	Install wiring and provision for specialist/landlord-controlled systems: coin/app-operated meter to the tumble dryer, hard-wired doorbell with bell push to the HMO entrance and chimes at each floor level, and CAT6 data to the communal dining and each landing, routed back to a central high-level location in the communal kitchen, including back box and wiring for 1No. double socket within the high-level cupboard for the client's router/network equipment. Install CAT6 and power provision for CCTV to camera locations at the front corner and rear entrance, routed back to the central equipment location, ready for second fix.
92	Install wiring for mechanical extractor fans to all en-suites, studio kitchenettes and the communal kitchen, with fan isolators and controls per approved drawings and Building Regulations. To each of the 7No. en-suites, route the fan isolator wiring to the concealed isolator position within the stud wall above the door (behind the lockable access hatch). Ductwork and external penetrations separate items. Ready for second fix.
93	Install wiring for external lighting to the front entrance and rear door per approved drawings, accurately set out and ready for second fix.

No.	Description of Works
	1st Fix Electrical — Section Price: £ _____
Insulation	
94	Install 50mm Isover APR acoustic roll between studs to all Wall Type 1 and Wall Type 2 internal partitions per the building regulations drawings, tightly fitted with no gaps.
95	Install 75mm Isover Acoustic Partition Roll (APR 1200) within all Wall Type 6 acoustic partitions per the building regulations drawings, tightly fitted with no gaps.
96	Install 100mm mineral wool insulation on top of the MF ceiling grid to the ground floor ceiling (Floor Type 3) per the building regulations drawings, tightly fitted with no gaps.
97	Install 100mm mineral wool insulation between the loft floor joists at the first floor ceiling (Floor Type 2, resilient bar system) per the building regulations drawings, tightly fitted with no gaps.
	Insulation — Section Price: £ _____
Plastering and Boarding	
98	Board all Wall Type 1 partitions with 12.5mm plasterboard both sides, moisture-resistant plasterboard to wet areas, mechanically fixed at recommended centres, joints staggered and tight, ready for skim.
99	Board all Wall Type 2 partitions (30-min fire rated) with fire-rated plasterboard both sides per the wall type spec, mechanically fixed at recommended centres, joints staggered and tight, ready for skim.
100	Board all Wall Type 6 acoustic partitions with 2No. layers 15mm Gyproc SoundBloc each side (staggered joints), fixed to the resilient bar / stud system per the wall type spec, sealed at perimeters and penetrations to limit flanking, ready for skim.
101	Supply and install Wall Type 5 thermal upgrade to retained external walls where shown: 37.5mm insulated plasterboard (25mm + 12.5mm) on dot & dab with air and vapour control layer, joints taped and sealed to minimise thermal bridging, ready for skim.
102	Apply Wall Type 7 acoustic upgrade to each party wall as shown on the GA drawings: BRC acoustic panels fixed to 25x38 timber battens, all abutments sealed with acoustic sealant, ready for 3mm skim finish.
103	Board the ground floor ceiling (Floor Type 3, MF system) and first floor ceiling (Floor Type 2, resilient bar system) with 2No. layers 15mm acoustic plasterboard, staggered joints, fixed to the MF/resilient grid, sealed with acoustic mastic at perimeters, ready for skim.
104	Board the underside of the new flat roof structures (rear and side extensions) with standard plasterboard fixed to the underside of the roof joists, continuous coverage level with the existing dwelling ceiling line, joints staggered, ready for skim. (Warm roof — insulation is above deck, within the extension roof build-up.)
105	Board all remaining ceilings throughout with plasterboard to suit fire and acoustic requirements per the building regulations drawings, mechanically fixed at recommended centres, joints staggered, ready for skim.
106	Use moisture-resistant plasterboard to all en-suite and wet-area walls and ceilings, mechanically fixed, joints tight, ready for tiling (over tanking, separate item) or skim as appropriate.
107	Board all formed boxing-in to services throughout (SVPs, stacks, pipe runs) using the appropriate board type to suit location (moisture-resistant in wet areas, fire-rated where required), securely fixed with tight joints and clean arrises, set out true and level, ready for skim.
108	Board the communal kitchen cylinder cupboard enclosure (Wall Type 1) with 12.5mm plasterboard, mechanically fixed at recommended centres, joints staggered and tight, with

No.	Description of Works
	access maintained to the cylinder and controls, ready for skim.
109	Prepare and apply multi-finish skim plaster to all newly installed plasterboard and prepared surfaces throughout (walls and ceilings), joints taped where required, to a smooth even finish ready for decoration.
	Plastering and Boarding — Section Price: £ _____
Heating	
110	Supply and install heat-only gas boiler (Worcester Bosch or Vaillant) and 300 litre unvented hot water cylinder for a single-zone system serving the 7-bedroom HMO, per approved drawings and Building Regulations, including expansion vessel, tundish, safety valves, discharge pipework, flue system and condensate connection. Install complete and commission, with all controls, wiring and connections, completing all certification and client handover. **Note: cylinder sized at 300 litres (approx. 50 litres per tenant across 7 tenants); contractor to inform Cooper Construction if heating/hot water calculations require a larger cylinder.**
111	Supply and install double panel radiators throughout, comprising 1No. to each of the 7 bedrooms, 1No. to each landing/hallway at ground, first and loft levels, and 1No. to the communal kitchen/dining room. Each fitted with adjustable thermostatic radiator valve and lockshield valve, system fully balanced and operating efficiently on completion. Radiator sizing to each room to be calculated by the heating engineer; positions shown on the 1st fix/layout plans are indicative of available space, not final radiator size.
112	Supply and install 7No. heated towel radiators to the en-suites, complete with valves and all connections per approved drawings and Building Regulations, each mounted on the wall above the toilet cistern, securely fixed, fully operational and integrated into the heating system.
113	Supply and install heating control system including Inspire smart thermostat (located on the first floor landing) and associated controls, fully set up and connected to the client account, providing effective control of heating and hot water, fully commissioned and demonstrated to the client on completion.
	Heating — Section Price: £ _____
2nd Fix Carpentry	
114	Supply and install 2No. FD30 fire-rated bedroom entrance doors (D-03, 762 x 1981mm) to Bedrooms 1 and 2 (allowance up to £85 per door) with linings to suit, per approved drawings and Building Regulations. Each fitted with 3No. fire-rated hinges, intumescent/cold-smoke seals to frame, overhead self-closing device, and a coded entry lock — either a code lock with integral lever handle (not a twist knob) or a separate rose jointed handle with code lock mechanism. Fit “Fire Door Keep Shut” signage and door number plaque to each. Install plumb and true with correct gaps, fully compliant.
115	Supply and install 5No. FD30 fire-rated bedroom entrance doors (D-05, 686 x 1981mm) to Bedrooms 3, 4, 5, 6 and 7 (allowance up to £85 per door) with linings to suit, per approved drawings and Building Regulations. Each fitted with 3No. fire-rated hinges, intumescent/cold-smoke seals to frame, overhead self-closing device, and a coded entry lock — either a code lock with integral lever handle (not a twist knob) or a separate rose jointed handle with code lock mechanism. Fit “Fire Door Keep Shut” signage and door number plaque to each. Install plumb and true with correct gaps, fully compliant.
116	Supply and install 1No. FD30 fire-rated door (D-05, 686 x 1981mm) to the communal kitchen, with lining to suit, per approved drawings and Building Regulations, fitted with 3No. fire-rated hinges, intumescent/cold-smoke seals, overhead self-closing device and fire-rated handle set (no locking mechanism required). Fit “Fire Door Keep Shut” signage. Install plumb and true with full self-closing action, fully compliant.
117	Supply and install 7No. standard internal en-suite doors (D-04) with linings to suit, per

No.	Description of Works
	approved drawings and Building Regulations, each fitted with 2No. standard hinges, rose jointed handle assembly and bathroom lockset with internal thumb turn. Allowance of £45 per door for the door leaf only (excluding ironmongery and frame/lining, included separately). Install plumb and true with consistent gaps and smooth operation.
118	Supply and install louvre/vented door to the communal kitchen cylinder cupboard, with lining to suit, fitted with hinges, handle set and code lock, ventilated to suit the unvented cylinder system requirements, installed plumb and true with consistent gaps.
119	Supply and install new skirting boards and architraves throughout, neatly fitted with all joints mitred or scribed, securely fixed and set out level and true. Ready to receive decoration (separate item).
120	Supply and install continuous timber handrails to both staircases (ground to first floor, first floor to loft), securely fixed to walls or balustrades at approximately 900mm height measured from pitch line, providing a continuous firm grip throughout, set out level and true per current safety requirements.
121	Supply and install balustrades to both staircases and the landing/stairwell edges per architects' plans and Building Regulations, with spindle/infill spacing to prevent a 100mm sphere passing, securely fixed, plumb and true, ready for decoration (separate item).
122	Supply and install decorative vertical timber batten screen to Bedroom 1 kitchenette, fixed from the top of each half-height wall to the ceiling (one either side of the two kitchenette runs), direct-fixed with concealed fixings, finished exposed as a feature screen.
123	Supply and install 7No. lockable access hatches/panels to the bathroom stud walls above the door (one per en-suite), to the openings formed at first fix, allowing maintenance access to the concealed fan isolator while locked from tenant access, installed flush and finished ready for decoration.
	2nd Fix Carpentry — Section Price: £ _____
Kitchens — Studio Kitchenettes (3No.)	
124	Supply and install 3No. kitchenette unit sets to the studio rooms, each to an overall width of 1800–2100mm, including base units, drawers, end panels and associated joinery from the ABJ Kitchens range. Provide a full run of matching high-level wall units above base units where layout permits, including half-height units above sink positions. Omit wall units only where restricted by window openings or physical constraints. Install level, plumb and securely fixed, with all hinges, handles and soft-close mechanisms fitted and operational.
125	Supply and install 3No. 580mm stainless steel sinks with half-drainer, complete with black finish mixer taps, waste kits, traps, isolation valves and silicone sealing.
126	Supply and install 3No. 2-ring electric hobs to the studio kitchenettes, cut into worktops and coordinated with the pre-installed electrical supplies and isolation switches.
127	Supply and install 3No. cooker extractor hoods (black finish) to the kitchenettes, complete with manufacturer's ducting kits, connected to dedicated mechanical extract routes per the ventilation drawings, installed at correct height above hobs, with airtight duct connections terminating externally via specified wall grilles. No recirculating systems permitted.
128	Supply and install kitchenette worktops (budget up to £160 per 4m length) to the full kitchenette width, including all cut-outs, edging, jointing, sealing and finishing.
129	Supply and install tiled splashbacks to all kitchenette areas from worktop level to underside of high-level units. Allow £20/m² for materials (tiles, adhesive, grout and trims) and £20/m² for labour. Tiles minimum 200mm x 200mm; smaller or specialist formats treated as a client variation. Finish all edges with trims and seal with sanitary-grade silicone.
130	Provide 3No. 500mm-wide under-counter spaces for fridge/freezers, including ventilation allowance and service access, and housing for 3No. microwaves within base or high-level

No.	Description of Works
	units per layout. Freestanding fridge/freezers and microwaves are supplied by the client and installed by the main contractor on the client's behalf.
131	Make good all wall surfaces behind units where required and complete sealing to all junctions, penetrations and interfaces.
	Kitchens — Studio Kitchenettes (3No.) — Section Price: £ _____
Kitchens — Communal Kitchen	
132	Allow for full design, supply and installation of the communal kitchen, to be designed by ABJ Kitchens following confirmation of final first fix dimensions on site, including base units, drawers, tall units, appliance housings and associated joinery. Provide a full run of matching high-level wall units above base units where layout permits, including half-height units above sink positions. Omit wall units only where restricted by window openings or physical constraints. Install level, plumb and securely fixed, with all hinges, handles and soft-close mechanisms fitted and operational.
133	Supply and install communal kitchen worktops (budget up to £160 per 4m length) including all cut-outs, jointing, edging, sealing and finishing.
134	Supply and install tiled splashbacks from worktop level to underside of wall units. Allow £20/m² for materials and £20/m² for labour. Tiles minimum 200mm x 200mm, with all trims, grout and silicone sealing.
135	Supply and install 1No. double-bowl stainless steel sink with drainer, with black finish mixer tap, waste kits, traps, isolation valves and silicone sealing, installed per the approved kitchen layout.
136	Supply and install 2No. fan-assisted electric ovens within dedicated housings and 2No. 4-ring built-in hobs to the communal kitchen, coordinated with the pre-installed electrical supplies and isolation switches. Install all other appliances (washing machine, tumble dryer, 2No. full-height freestanding fridge/freezers) on the client's behalf; these freestanding appliances are supplied by the client. Any request for integrated appliances treated as a client variation.
137	Complete all making good, alignment of doors and drawers, sealing of joints, and final adjustments to ensure smooth operation and consistent finish.
	Kitchens — Communal Kitchen — Section Price: £ _____
Bathrooms (7No. En-suites)	
138	Supply and install 7No. stone shower trays, set perfectly level and raised sufficiently from floor level to allow removal of the plinth and replacement of the trap kit without removing the tray, including all bedding materials, waste connections and sealing, fully supported and integrated with adjoining floor build-ups to prevent future movement.
139	Supply and install a complete waterproofing/tanking system to all 7No. shower areas, applied to manufacturer's specification, including corners, joints and penetrations, providing a continuous watertight lining prior to finishing.
140	Supply and install 7No. shower enclosures (sliding, hinged or pivot per drawings), with black finish frames, profiles and fittings, glass panels, seals, drip rails and full silicone sealing, installed plumb, square and fully watertight to the shower tray junctions.
141	Carry out second fix installation of 7No. thermostatic shower systems, with black finish valves, riser rails, shower heads and associated fittings, correct hot/cold orientation, pressure regulation and full operation on completion.
142	Supply and install 7No. WC assemblies, including pan, cistern (concealed or close-coupled as specified), flush plate or lever and soft-close seat. Fix securely, connect to soil systems and seal with sanitary-grade silicone, tested for correct operation, flushing and leak-free connections.

No.	Description of Works
143	Supply and install 7No. vanity units with integrated or sit-on basins, with black finish mixer taps, click-clack wastes, trap assemblies and isolation valves, installed level, securely fixed and with full access to services. Finish to be agreed with the client.
144	Supply and install wall finishes to all wet areas within the 7No. en-suites — to the designated sink walls and the shower areas — comprising ceramic tiling or uPVC wall/shower board subject to final specification. Allow materials (tiles/boards, adhesive, grout, trims) at a rate not exceeding £20/m² and installation not exceeding £25/m². Include suitable backing boards where required, all edge and corner trims, joints evenly spaced and fully grouted where applicable, with full silicone sealing to junctions and watertight integration with the previously installed tanking.
145	Apply perimeter sanitary silicone seals to all floor-to-wall junctions, shower tray edges and penetrations to achieve a continuous watertight finish.
146	Water-test all showers, wastes and drainage connections in all 7No. en-suites, confirming adequate flow, no backflow and correct discharge.
147	Supply and install uPVC boxing to soil pipes and associated low-level pipework within the en-suites per approved drawings, neatly formed, securely fixed and finished to a durable, hygienic, easily cleanable surface.
148	Supply and install 7No. black finish wall-mounted toilet roll holders, one per en-suite, securely fixed.
149	All exposed bathroom fittings (taps, shower valves, shower enclosures and associated ironmongery) to be black finish unless otherwise specified.
	Bathrooms (7No. En-suites) — Section Price: £ _____
2nd Fix Electrics	
150	Carry out second fix electrical installation throughout per approved drawings, IET Wiring Regulations (BS 7671) and Building Regulations, connecting and commissioning all accessories, fittings and equipment to the previously installed first fix wiring. All socket and switch heights and positions to be set out exactly per the Cooper Construction layout drawings, which specify mounting heights and locations relative to the furniture dimensions shown. Ensure complete and fully operational systems.
151	Install, connect and commission the individual consumer unit to each HMO room and the main consumer unit serving communal areas, with the main consumer unit located at an accessible level within the communal kitchen (not above a high-level unit). All circuits correctly terminated and labelled. Test and certify the complete installation and provide an Electrical Installation Certificate (EIC) on completion.
152	Supply and install LED lighting throughout, including LED downlights to bedrooms and communal kitchen/dining. Install PIR sensor LED emergency dome lighting to communal hallways, landings and escape routes with integral battery backup per HMO requirements and Building Regulations. Provide bedside lighting to bedrooms via wall-mounted or pendant fittings above bedside locations. Install, test and commission all lighting, providing emergency lighting certification on completion.
153	Install, connect and commission the fire detection and alarm system per the approved fire strategy — BS 5839-1 Grade A LD2 — including all detectors (interlinked heat and smoke), manual call points, sounders and control panel, zoned per floor with separate zones for rooms with cooking facilities. Fully test and provide fire alarm certification on completion.
154	Supply and install all socket outlets, switches and fused spurs throughout per approved drawings and the Cooper Construction layout. All exposed accessories black finish unless otherwise specified, with double USB sockets to bedrooms at bedside locations. Install level, aligned and fully operational.

No.	Description of Works
155	Supply and install humidistat bathroom-style extract fans to all 7No. en-suites, connected to the previously installed ductwork and electrical systems, vented externally via the specified wall grilles. To each en-suite, fit the fan isolator switch in the concealed position within the stud wall above the door behind the lockable access hatch, left switched on and locked from tenant access while remaining compliant and accessible for maintenance. Fully operational and compliant with Building Regulations (Approved Document F).
156	Connect and commission the kitchen extractor hoods (studio kitchenettes and communal kitchen, supplied under the Kitchens section) to the previously installed electrical systems, ensuring full operation, all hoods vented externally.
157	Supply and install external light fittings to the front entrance, rear door, and the rear extension end wall to provide light into the garden, complete with PIR sensors (allowance up to £30 per fitting), securely fixed, weatherproof and fully operational.
158	Terminate CAT6 data cabling into a high-level cupboard within the communal kitchen, and supply and install a double socket within the same high-level unit for the client's router/network equipment, neatly terminated for connection.
159	Supply and install hard-wired doorbell system to the HMO front entrance, including bell push and chime units at each floor level, fully connected and operational.
160	Supply and install TIM30 coin/app-operated meter to control the electrical supply to the tumble dryer within the communal kitchen, set to £2 per hour, fully connected, tested and operational.
161	Supply and install CCTV system comprising 2No. external cameras (1No. front monitoring the main entrance, 1No. rear entrance), fully wired, installed and operational, including recording equipment and all necessary connections, securely fixed for effective coverage.
162	Carry out second fix installation and connection of the AOV (Automatic Opening Vent) system to the loft roof area, including AOV unit (W-06), control panel and 2No. manual override call points at the front and rear entrances. Connect all previously installed wiring, integrate with the fire alarm where required, test and confirm full operation, ready for commissioning and certification per fire safety regulations.
	2nd Fix Electrics — Section Price: £ _____
Windows and External Doors	
163	Supply and install 1No. external door to the front entrance (D-01, 862 x 1981mm, glazed), per approved drawings and Building Regulations, complete with high-security locking system incorporating internal thumb turn for escape, letterbox and all necessary ironmongery (allowance up to £900 for supply). Install fully weathertight, secure and finished internally and externally to a high standard.
164	Supply and install 1No. external door to the communal kitchen serving the side extension (replacing the original D-02 patio door per the client-amended layout): a single door with full-height glazed panel and a small fixed window to the side of the door, per approved drawings and Building Regulations, complete with high-security multipoint locking, internal thumb turn for escape and all necessary ironmongery. Install plumb, true, fully sealed and weathertight, with internal and external making good to a high standard.
165	Supply and install 3No. Velux MK08 roof windows (W-05, 780 x 1178mm) to the loft serving Bedroom 6, fitted within the roof slope with flashing kits, insulation collars and weathering components for a fully watertight installation. Set out openings to suit, trimming rafters and providing structural support per Building Control. Finish internally with neat reveals ready for plastering.
166	Supply and install 1No. fixed rooflight (W-04, 1000 x 1500mm — **dimension to be confirmed against architect; schedule states 150mm height, assumed typographical error**) to the side extension flat roof, fitted to the T2-trimmed opening with full manufacturer's weatherproofing kit, insulated upstand and watertight flashing per the rooflight detail (08-003),

No.	Description of Works
	to a fully weathertight finish.
167	Supply and install the following new double-glazed windows per the architect's window schedule, each with trickle vents and secure locking, fully sealed and insulated internally and externally to a weathertight, thermally efficient finish: W-01 (rear, Bedroom 2 in the rear extension, 1360 x 1210mm) formed as a compliant fire escape window per Building Regulations and HMO requirements, given Bedroom 2 is an inner room off the communal kitchen; W-03 (loft, Bedroom 7 dormer, 910 x 1210mm) rear-facing, sized to suit the room; W-02 (loft, Bedroom 7 en-suite, 610 x 1210mm) with obscure/opaque glazing for privacy. Form openings as required with suitable lintel support.
168	Supply and install new uPVC internal window boards to all new windows per approved drawings, neatly cut, fitted and securely fixed, joints sealed, set level and aligned with frames, with all making good around openings.
	Windows and External Doors — Section Price: £ _____
Painting and Decorating	
169	Apply a full mist coat to all newly plastered walls and ceilings using appropriately thinned emulsion to bind surfaces and reveal imperfections. Following drying, carry out all making good (filling, skimming-in, sanding and surface correction) to a smooth, even finish ready for final colour coats.
170	Prepare all walls, ceilings, woodwork and trim for decoration, including filling, sanding, caulking, dust removal and spot-priming as required, leaving all surfaces smooth, clean and suitable to receive paint finishes.
171	Allow for cutting-in and sealing of gaps around skirtings, architraves, frames, service penetrations and newly installed plasterboard junctions to achieve a clean, professional finish.
172	Protect all adjacent surfaces, floor coverings, doors, windows, ironmongery, kitchen units and sanitaryware throughout the decorating works.
173	Apply two full coats of trade scrubbable emulsion in the client-selected standard colour (light colours) to all walls within bedrooms, communal spaces, corridors, stairwells and circulation areas.
174	Provide a feature wall within each bedroom (colour confirmed by the client), painted with two full finishing coats in the selected feature colour, with sharp cutting-in and clean transitions. The feature-coloured wall may be located on the panelled wall or a separate wall at the client's discretion.
175	Apply suitable moisture-resistant paint (two coats) to all non-tiled areas of the en-suites including ceilings and unboarded/untiled wall sections, with cleanly defined edges against shower boards, tiles, mirrors and sanitaryware. Boxed-in pipework is uPVC and requires no painting.
176	Apply undercoat and two full coats of satin finish to all internal woodwork, achieving a smooth, uniform surface free from drips, brush marks or visible imperfections. Allowance based on light colours; dark colours may incur additional cost due to the number of coats required to achieve coverage.
177	Paint all FD30 fire doors and frames per manufacturer's recommendations, taking care not to over-paint seals or compromise fire performance.
178	Supply and install feature wall panelling to 7No. bedrooms and the communal kitchen/dining room (1No. feature wall per room/space) per the agreed design and layout, including all materials, cutting, fixing and preparation, installed level and true ready for decoration. Allow labour equivalent to 1 day per 2 walls; more complex designs or additional time treated as a variation. Panelling style consistent throughout, neatly finished with all joints aligned and secure.

No.	Description of Works
179	Inspect all decorated surfaces under normal lighting, carrying out snagging, touch-ups and rectification to a professional, consistent finish throughout. Remove all protective coverings, clean down painted surfaces and leave all areas free from paint splashes, dust or residue ready for client inspection.
	Painting and Decorating — Section Price: £ _____
Flooring	
180	Supply and install underlay, grippers and medium quality rental-grade carpet to all bedrooms, the first floor and loft landings, and the staircases (ground to first floor and first floor to loft), per approved drawings, securely fitted, neatly finished to edges and to a consistent standard throughout. **Note: the client is considering vinyl in lieu of carpet to the bedrooms; please also provide an alternative price for vinyl throughout the bedrooms (in place of carpet) so the option can be compared. Final selection to be confirmed.**
181	Supply and install vinyl flooring to all 7No. en-suites and the communal kitchen/dining area, per approved drawings, laid level and true with neatly finished edges and sealed perimeter joints to provide a durable, water-resistant finish. **All vinyl throughout to be fully bonded using liquid/wet adhesive (not spray adhesive) to prevent lifting, creasing or stretching.**
182	Supply and install vinyl flooring to the ground floor entrance hallway, per approved drawings. Prepare the subfloor level and smooth, then lay level and true with neatly finished edges and sealed perimeter joints to a durable, hard-wearing, water-resistant finish, fully bonded with liquid adhesive as noted above.
183	Supply and install vinyl flooring to the floor areas directly in front of the kitchenettes within the 3No. studio rooms, forming defined food-preparation zones. Vinyl laid to a depth of 400–600mm and the full width of each kitchenette (approximately 1800–2000mm), per approved drawings, level and true with neatly finished edges and sealed perimeter joints, fully bonded with liquid adhesive as noted above.
184	Supply and install recessed commercial-grade entrance matting to internal floor areas immediately adjacent to the external entrance doors (front entrance door D-01 and the rear garden door D-02). Matting minimum 1m depth and full width of doorway, set flush within the floor finish for durable dirt and moisture control, with neatly finished edges, securely installed per manufacturer's instructions.
	Flooring — Section Price: £ _____
Exterior	
185	Make good all external areas disturbed during installation of the new drainage runs and connections, including excavation reinstatement and sub-base preparation where required. Finish surfaces in concrete to a smooth, level finish with falls formed to direct surface water away from the building and prevent ponding. Leave all areas clean, even and suitable for use.
186	Make good all external wall surfaces affected by the formation of new openings and blocking up of existing openings, including brickwork repairs, infill works and pointing to match existing. Match materials, bonding and mortar colour as closely as possible to the existing elevations, leaving all surfaces uniform, weathertight and free from defects.
187	Remove all existing fascias and soffits, then supply and install new uPVC fascias and soffits to all roof edges, including all trims, ventilators and fixings, securely fixed and aligned to a neat, durable, low-maintenance and fully weathertight finish.
188	Remove all existing guttering and downpipes, then supply and install new uPVC guttering and rainwater downpipe system throughout, to the main house and the new rear 6m and side 3m extension flat roofs, complete with all brackets, clips, outlets, bends and connections, to correct falls and alignment. Discharge the rear extension to the new soakaway and the side extension to the existing surface-water system; all watertight.

No.	Description of Works
189	Prepare and repaint all existing painted stone window surrounds and detailing to external elevations, including cleaning down, removal of loose or flaking paint, light sanding, filling minor defects and application of suitable primer, undercoat and finish coats to a uniform, durable, weather-resistant finish, neatly cut in across all elevations.
190	Make good the exposed rear elevation brickwork following render removal, including repointing, brick repairs and infill to match existing as closely as possible, leaving the elevation uniform, weathertight and free from defects, finished as fair-faced brickwork.
191	Supply and install 5ft high timber fence to the rear garden boundary between the property and the adjoining property, running from the existing half-height wall to the rear of the new extension, using treated timber posts, rails and closeboard panels (or similar approved), securely fixed in straight alignment, posts concreted in, installed level, plumb and to a neat, durable finish.
	Exterior — Section Price: £ _____
Preliminaries	
192	Ensure all existing services (electricity, water, gas where applicable) are safely isolated and capped at the mains prior to commencement, per current regulations. Install temporary lighting, signage and protection as required for safe working conditions.
193	Supply and erect all necessary scaffolding to the property for the duration of the works, including to the rear/side for the extensions and loft/dormer construction, erected and inspected by a competent person per current regulations, with all tags, edge protection and ladders, maintained throughout and struck on completion.
194	Supply and erect all required health and safety signage throughout the site, including hazard warnings, PPE notices, site rules, fire evacuation information and directional signage, kept legible and correctly positioned throughout.
195	Provide a fully stocked first aid station on site for the duration of the build, including accessible first aid kits, eye wash and accident reporting materials, with a designated first aid appointed person identified and made known to all operatives.
196	Maintain a daily check-in/check-out log for all contractors, visitors and deliveries, completed consistently to support CDM compliance and site security.
197	Prepare and maintain a designated break/welfare area for all contractors throughout the build, kept clean, accessible and stocked with basic welfare provisions per HSE site welfare requirements.
198	Provide and maintain a temporary site WC/welfare toilet for the duration of the build (existing facilities removed early during strip-out), kept clean, serviced and accessible, per HSE site welfare requirements.
199	Provide appropriate PPE for all contractors attending site (hard hats, hi-visibility vests, safety footwear, gloves and eye protection where required) per current health and safety regulations.
200	The main contractor is solely responsible for all CDM (Construction Design and Management) and general health and safety requirements throughout the project, including risk management, health and safety coordination, site welfare and all statutory documentation, and will ensure the client is never put at risk through poor standards on site.
201	Provide continuous skip provision and licensed waste disposal throughout the project, with progressive removal of all construction and demolition waste through the strip-out, structural, fit-out, finishing and snagging phases, including labour for loading, skip rotation and site cleanliness. Allow for disposal of all packaging, polystyrene, cardboard and general waste arising from delivery and unpacking of loose and fitted furniture supplied by the client (beds, sofas, appliances, mattresses, furnishings), removed progressively. The site is to be kept clean and clear at all times; any waste stored between skip collections to be stored neatly and

No.	Description of Works
	safely and not allowed to build up in large quantities. Comply with all applicable local authority waste and recycling regulations.
202	Include all costs associated with waste disposal (hire, delivery, exchange and collection of skips) throughout the project, with timely removal to maintain a safe, tidy site.
203	Organise and liaise with Building Control on behalf of the client, scheduling site visits at all key stages, ensuring all required documentation and certifications are submitted in a timely manner and final sign-off is achieved to formally certify the completed works.
204	Liaise with the client-appointed structural engineer as required throughout the project, providing access, site information and coordination for all structural queries, calculations and design amendments relating to beams, lintels and load-bearing alterations. Ensure structural details issued by the engineer are followed on site and communicated to relevant trades. Note: structural engineer appointment and associated fees are the responsibility of the client.
205	On completion, carry out a full clean of the property ready for letting, and a general clean-up and cut-back of the rear garden, removing all building waste, rubble and surplus materials from site so that nothing remains. Leave the property and grounds clean, clear and ready for occupation.
	Preliminaries — Section Price: £ _____

Pricing Summary

Net Total (sum of all section prices)	£ _____
Contingency @ 10%	£ _____
Sub-total	**£ _____**
VAT @ 5% (reduced rate)	£ _____
GROSS TOTAL	**£ _____**

Payment Terms

A deposit of [agreed %] of the accepted contract sum is payable to the main contractor on acceptance of this Schedule of Works, to enable mobilisation and initial procurement.

The works will be valued in stages against the priced sections of this Schedule of Works. A retention of [agreed %] will be held against the value of the works at each valuation.

The main contractor is to submit an application for payment against the priced sections of this Schedule of Works. Each application is checked on site and valued line by line against this Schedule of Works before the client makes payment.

Programme

Expected time for works is [TBC] weeks. Start date to be confirmed once all approvals are in place.

It is advisable to allow a contingency sum of 10% of the contract sum to protect your interests should you require changes at a later stage or should we find unforeseen works.

Main Contractor Details

To be completed by the main contractor returning this priced Schedule of Works.

Company name:	
Contact name:	
Position:	
Telephone:	
Email:	
Date priced:	

Acceptance

By signing below, the parties confirm acceptance of this Schedule of Works as the basis of the contractual agreement.

Client (Sample Client Ltd)	Signature:	Date:
Main Contractor	Signature:	Date:
Cooper Construction	Signature:	Date:

Yours sincerely,

Adam Cooper
Cooper Construction