

| ITEM        | DESCRIPTION  | QTY / AREA | UNIT | RATE (£) | COST (£) |
|-------------|--|------------|------|----------|----------|
|             | <b>THE WORKS</b>   |            |      |          |          |
|             | Note: The following works outlined below are to be read in conjunction with the Structural Survey Report prepared by AKS Ward (Appendix B).  |            |      |          |          |
| <b>1.00</b> | <b>SCAFFOLDING &amp; ACCESS</b>  |            |      |          |          |
| 1.1         | Scaffolding  |            |      |          |          |
| 1.1.1       | Allow to erect full height scaffolding to the principle and rear elevations - Scaffold designs to be provided at tender return stage.  | 1.00       | Item |          |          |
| <b>2.00</b> | <b>STRUCTURAL WORKS</b>  |            |      |          |          |
| 2.1         | Structural Repairs   |            |      |          |          |
| 2.1.1       | Insertion of restraints to the first-floor central window of No.20. Brickwork to be secured to the internal floor joists via externally fixed Bow-Ties by Helifix. The internal floor will need to be carefully opened up and reinstated to locate the joist positions. <b>See Photograph 1 of the structural survey report.</b>   | 1.00       | Item |          |          |
| 2.1.2       | Gaps to the first-floor central window will need to be infilled with lime-mortar to match the existing pointing seen across the façade, and redecorated following structural works. The window shall be retained. <b>See Photograph 3 of the structural survey report.</b>   | 1.00       | Item |          |          |
| 2.1.2       | The beam end bearing into the first-floor front elevation to the subject window location shall be exposed by removing the plasterboard encasement for visual inspection and plasterboard reinstated. These works are required to ensure the bearing has not been compromised by the movement. In the event that the bearing has been compromised then additional angle supports shall be bolted to the wall. <b>See Photograph 22 of the structural survey report.</b> | 1.00       | Item |          |          |
| <b>3.0</b>  | <b>REPAIR AND RESTORATION WORKS</b>  |            |      |          |          |
|             | <b>Roofs</b>   |            |      |          |          |
| 3.1         | Roof, Gutters and Parapets   |            |      |          |          |
| 3.1.1       | Clean out and rod through of all drainage outlets to the both roofs and parapet gutters.   | 1.00       | Note |          |          |
| 3.1.2       | Carry out a small isolated area of re-pointing to the chimney stack along the party wall parapet between No.'s 18 and 16. Chimney to be re-pointed using a lime based mortar. <i>Mortar mix to be agreed with the Heritage Consultant and Local Conservation Officer.</i>  | 1.00       | Item |          |          |
| 3.1.3       | Carry out localised render repairs and redecoration works to the internal face of the parapet walls at mansard level.  | 1.00       | Item |          |          |
| 3.1.4       | Allow to carry out localised re-fixing of loose/dislodged/slipped slate tiles.   | 1.00       | Item |          |          |
|             | <b>Front Elevation</b>   |            |      |          |          |
| 3.2         | Window Repairs & Redecoration  |            |      |          |          |

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| 3.2.1      | The existing windows are generally operable and in satisfactory condition. With consideration to general repairs the Contractor shall price for minor and localised timber resin repairs and treatment of rot with a Repair Care system or similar. All repair works shall be carried out by a competent sash window specialist.   | 1.00       | Note |          |          |
| 3.2.2      | The Contractor shall carry out localised timber repairs to each window to ensure they remain in a good state of repair. Allow to carefully rub down each window including the frame and decorate in one coat Dulux Trade Weathershield Preservative Primer+, one coat of Dulux Trade Weathershield Exterior Flexible Undercoat and two coats Dulux Trade Weathershield Exterior High Gloss, colours to match the existing. | 1.00       | Item |          |          |
| 3.2.3      | Ensure that all windows and doors can be opened and closed with ease upon completion of the works.   | 1.00       | Item |          |          |
| 3.2.4      | Existing paintwork to be removed from all stone cills and copings through the process of light sandblasting and then to be redecorated with a breathable paint product such as Keim paint or similar. Paint colour to match the existing. <b>See example Photograph's 4,5 &amp; 6.</b>   | 1.00       | Item |          |          |
| <b>3.3</b> | <b>Front Lightwell</b>   |            |      |          |          |
| 3.3.1      | Damp staining to the lower ground floor lightwell to be treated and redecorated with a breathable paint product such as Keim paint or similar. Localised cracks around window openings to be raked out, pointed and redecorated. <b>See Photograph 7 &amp; 8.</b>  | 1.00       | Item |          |          |
| 3.3.2      | Replacement of rotten lower timber cill board to the lightwell front entrance door. <b>See Photograph 9.</b>   | 1.00       | Item |          |          |
| 3.3.3      | Internal rendered face of the parapet at roof level to be repaired and redecorated to match the existing. <b>See Photograph 15.</b>  | 1.00       | Item |          |          |
| 3.3.4      | Render repairs and redecoration works to the side of the front entrance steps to No. 20.   | 1.00       | Item |          |          |
| 3.3.4      | Allow to replace 2no. Broken panes of glass, like-for-like to the front basement sidelight.  | 1.00       | Item |          |          |
|            | <b>Rear Elevation</b>  |            |      |          |          |
| <b>3.4</b> | <b>Window Repairs &amp; Redecoration</b>   |            |      |          |          |
| 3.4.1      | The existing windows are generally operable and in satisfactory condition. With consideration to general repairs the Contractor shall price for minor and localised timber resin repairs and treatment of rot with a Repair Care system or similar. All repair works shall be carried out by a competent sash window specialist.   | 1.00       | Note |          |          |
| 3.4.2      | The Contractor shall carry out localised timber repairs to each window to ensure they remain in a good state of repair. Allow to carefully rub down each window including the frame and decorate in one coat Dulux Trade Weathershield Preservative Primer+, one coat of Dulux Trade Weathershield Exterior Flexible Undercoat and two coats Dulux Trade Weathershield Exterior High Gloss, colours to match the existing. | 1.00       | Item |          |          |
| 3.4.3      | Ensure that all windows and doors can be opened and closed with ease upon completion of the works.   | 1.00       | Item |          |          |

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| 3.4.4                      | Existing paintwork to be removed from all stone cills and copings through the process of light sandblasting and then to be redecorated with a breathable paint product such as Keim paint or similar. Paint colour to match the existing. <b>See example Photograph's 4,5 &amp; 6.</b>  | 1.00       | Item |          |            |
| 3.5                        | <b>Brickwork</b>  |            |      |          |            |
| 3.5.1                      | Allow to carry out localised repairs to the rear basement window of No.18 which is spalling. Remove bricks (replace defective bricks like-for-like, as required), refix on new bed and repoint with a lime base mortar to match the existing. New lime mortar specification to be agreed with the Heritage Consultant and Local Conservation Officer. | 1.00       | Item |          |            |
| 3.6                        | <b>WC Outbuilding</b>   |            |      |          |            |
| 3.6.1                      | Allow to carry out light repair and refurbishment works to the internal finishes of the WC block including plaster repairs, redecoration and re-servicing of the sanitaryware.  | 1.00       | Item |          |            |
| 3.5.2                      | Client to hold a contingency sum of £5,000 for unforeseen drainage repair works.  | 1.00       | Item |          |            |
| <b>TOTAL COST OF WORKS</b> |   |            |      |          | <b>£ -</b> |