

3 Erskine Road, Primrose Hill, London NW3 3AJ

November 2011

FINAL ACCOUNT

Ref.	Item	Rana Ltd		Comments
C:	BUILDING WORKS			
1.1	Provisional Sums			
1.1.1	Contingency		£0.00	
2.0	GENERAL AND DEMOLITIONS			
3.0	SITE PREPARATION			
3.1	Site Preparation/ Demolitions			
3.1.1	This has been completed and the contractor is to accept the site as is.			
3.1.2	The front elevation is to be scaffolded to allow replacement of windows, works to mansard and repairs to main wall; and decorations.			
4.0	GROUND FLOOR			
4.1	R1.1 – Entrance Hall			
4.1.1	Remove wall linings and make good plaster for decorations where necessary (allow 50%).			
4.1.2	Form new gas meter cupboard adjacent to electrical cupboard, with access door and ventilation to exterior.			
4.1.3	Make good electrical meter cupboard and fix mouldings and details to doors.			
4.1.4	Make good existing timber panelling and dado.			
4.1.5	Re-instate cornice to match along party wall junction.			
4.1.6	Make around door frame and door, particularly where old ironmongery and fittings have been removed or renewed.			
4.2	R1.2 - Staircase			
4.2.1	Remove door at foot of stairs, including lining etc.; block up opening with studwork and 12.5mm plasterboard and skim both sides and mineral wool insulation between. Install skirting to match existing.			
4.2.2	Check treads and risers are securely fixed.			
5.0	FIRST FLOOR			
5.1	R2.1 - Stair			
5.1.1	Check balustrade and handrail, repair and replace 3 No. balusters.			
5.1.2	Check treads and risers are securely fixed.			
5.2	R2.2 - Landing			
5.2.1	Check balustrade and handrail, repair and replace 6 No. balusters.			
5.2.2	Repair and make good timber wall panelling to wall to R2.4.			
5.2.3	Make good and prepare walls and ceiling for decorations.			
5.3	R2.3 – Reception Room			
5.3.1	STRUCTURAL WORK - Form new enlarged opening between this room and R2.4 to Structural Engineer's detail. This will involve cutting a horizontal hollow steel section into floor joists, and straps to joists with blockwork infill between joists built off partition below. This section will then acts as a base for a steel 'goal post' frame to be formed around new opening made up of steel channel uprights and RSJ cross beam over.			
5.3.2	WALLS - Remaining timber cladding to wall to be repaired and made good and new timber lining to opening to be fixed to detail. Repair and make good all plaster wall surfaces for decoration. Repair and make good existing skirtings for decoration. Allow for new skirtings to match adjacent to new opening and under window boards.			
5.3.3	FLOOR - All floor boards to be lifted and cavity cleared. Supply and fix 15mm Fireline board to top of ceiling below and to sides of rafters. Lay 150mm of mineral wool (45kg/m³) within the cavity Fix resilient tape (Lafarge Raft 50) to top of existing joists then re-fix floorboards, replace where existing have been damaged.			Part allowance against new reclaimed floorboards.

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	Allow for acoustic felt layer to be installed.		
5.3.4	WINDOWS – The existing windows (W01 and W02) will be replaced by a specialist contractor. Attendances for this are to be allowed for.		
	Remove the existing angled linings and architraves to allow the windows to be removed and the new units installed. Allow for fixing new linings and architraves to match existing.		
5.3.5	The fixing of the lath and plaster ceiling is to be checked and condition reported to the architect.		
	Make good existing cornice and prepare for decorations.		
5.3.6	FIXTURES & FITTINGS – Remove fireplace and hearth and make good for installation of new fireplace and hearth by others.		
	Retain cupboards either side of chimney breast and allow for making good and installation of new ironmongery.		
5.4	R2.4 - Kitchen		
5.4.1	WALLS – Allow for removal of existing plaster to chimney breast and alcove to left hand side and replaster to existing level		
	Repair and make good all plaster wall surfaces for decoration.		
	Repair and make good existing skirtings for decoration. Allow for new skirtings to match adjacent to fireplace wall.		
	Remaining wall to R2.3 to be made good and plastered. 12.5mm plasterboard to be used where required.		
5.4.2	FLOOR - All floor boards to be lifted and cavity cleared. Supply and fix 15mm Fireline board to top of ceiling below and to sides of rafters.		
	Lay 150mm of mineral wool (45kg/m ³) within the cavity		
	Fix resilient tape (Lafarge Raft 50) to top of existing joists then re-fix floorboards, replace where existing have been damaged. Allow for 20% new boards.		Part allowance against new reclaimed floorboards.
	Allow for acoustic felt layer to be installed.		
5.4.3	WINDOWS – The existing window/door (D04) will be replaced by a specialist contractor. Attendances for this are to be allowed for.		
	Remove the existing linings and architraves to allow the window/door to be removed and the new units installed. Allow for fixing new linings and architraves to match existing.		
5.4.4	CEILING – The existing timber board ceiling is to be retained and overhauled. Remove cornice from inner parts of ceiling carefully to avoid unnecessary damage. The fixing of the ceiling is to be checked and condition reported to the architect. Make good and prepare for decorations.		
	Make good existing cornice and replace where missing, and prepare for decorations.		
5.4.5	DOORS – Remove existing door (D02), lining and architrave and fix new in accordance with the door schedule and details.		
5.5	R2.5 – Toilet/Cloakroom		
5.5.1	WALLS – Allow for removal of WC, WHB and boiler and all associated pipework		
	Repair and make good all plaster wall surfaces for decoration/tiling.		
	Remove existing skirtings. Allow for new skirtings to detail.		
	Wall to R2.1 - Form new opening in wall as shown with pre-cast concrete lintels over. Make good all surfaces affected.		
5.5.2	FLOOR - All floor boards to be lifted and cavity cleared. Supply and fix 15mm Fireline board to top of ceiling below and to sides of rafters.		
	Lay 150mm of mineral wool (45kg/m ³) within the cavity		
	Fix resilient tape (Lafarge Raft 50) to top of existing joists then fix new 19mm water-proof ply screwed to existing joists at 150mm centres.		Part allowance against new reclaimed floorboards.
	Allow for DPM (TilSAFE) to be installed and lapped up wall 200mm.		
5.5.3	WINDOWS – The existing window (W03) will be replaced by a specialist contractor. Attendances for this are to be allowed for.		
	Remove the existing linings to allow the window to be removed and the new units installed. Allow for fixing new window board.		
	INTERNAL WINDOW to R2.1 –The window is to include fire-proof glazing and coloured glazing as detailed.		
5.5.4	CEILING – Remove existing ceiling and allow for new ceiling of 12.5mm plasterboard with skim coat.		
5.5.5	FIXTURES & FITTINGS – Allow for installation of WC and Wash Hand Basin, supplied by client. The new boiler and Megaflo hot water storage are to be located adjacent to the vertical riser. Allow for all service connections to include isolation valves.		
	Construct boxing to vertical riser, boiler and megaflo to include all necessary access hatches and doors to facilitate servicing and repair. See Architect's drawing.		
5.6	R2.6 - Terrace		
5.6.1	Remove existing tiling and roof covering to complete area, including shed.		
	Allow for inspection of existing roof deck and report condition to Architect. Provisionally allow for a new 18mm ply deck on new firing pieces laid to correct falls to existing outlet. Install new rainwater outlet in existing position, check condition of existing pipe below.		

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	Lay 25mm asphalt roofing to complete area with upstands and code 5 lead flashings to all perimeters. Flashings to be taken up 150mm above deck level.		
5.6.2	PERIMETER PARAPET WALL into Mews – East: Remove cane panels and raise brick parapet wall to be 250mm above deck level. Install new metal railings to be 1100mm above deck level.		
5.6.3	South & West Walls – Make good brickwork and re-point as necessary.		
5.6.4	Install new timber decking over complete terrace with treated SW timber joists (150mm x 50mm) on packers or proprietary adjustable support legs. Access hatch over gully and three others to be formed.		
6.0	SECOND FLOOR		
6.1	R3.1 - Stair		
6.1.1	Check balustrade and handrail, repair and replace 3 No. balusters.		
6.1.2	Check treads and risers are securely fixed.		
6.1.3	Make good handrail where previously cut for partition.		
6.1.4	Make good existing door opening and install new door lining, stops and architraves to match existing. Make good treads and risers within opening to match existing profile.		
6.2	R3.2 - Landing		
6.2.1	Reinstate stair balustrade and handrail on stair flight up to R4.1; to match existing. Make good balustrade at top of flight from R3.1 where partition removed.		
6.2.2	Make good floor, walls and ceiling where partition removed.		
6.3	R3.3 – Front Reception Room		
6.3.1	STRUCTURAL WORK - Form new enlarged opening between this room and R3.4 to Structural Engineer's detail.		
	This will involve forming a steel 'goal post' frame to be formed around new opening made up of steel channel uprights and RSJ cross beam over. This is to line up with and connect to the vertical steel channels below.		
6.3.2	WALLS - Repair and make good all plaster wall surfaces for decoration. Repair and make good existing skirtings for decoration. Allow for new skirtings to match adjacent to new opening.		
6.3.3	FLOOR - All floor boards to be lifted and cavity cleared. Lay 150mm of mineral wool (45kg/m ³) within the cavity Fix resilient tape (Lafarge Raft 50) to top of existing joists then re-fix floorboards, replace where existing have been damaged. Allow for acoustic felt layer to be installed.		Part allowance against new reclaimed floorboards?
6.3.4	WINDOWS – The existing windows (W04 and W05) will be replaced by a specialist contractor. Attendances for this are to be allowed for. Remove the existing angled linings and architraves to allow the windows to be removed and the new units installed. Allow for fixing new linings and architraves to match existing.		
6.3.5	The fixing of the lath and plaster ceiling is to be checked and condition reported to the architect. Make good existing cornice and prepare for decorations.		
6.3.6	DOORS – Remove existing door (D05), lining and architrave and fix new in accordance with the door schedule and details.		
6.3.7	FIXTURES & FITTINGS – Make good fireplace and remove hearth and make good for installation of new hearth. Retain cupboards either side of chimney breast and allow for making good and installation of new ironmongery.		
6.4	R3.4 – Study		
6.4.1	WALLS – Allow for removal of existing plaster to chimney breast and alcove to left hand side and replaster to existing level. Repair and make good all plaster wall surfaces for decoration. Repair and make good existing skirtings for decoration. Allow for new skirtings to match where damage; allow 25%. Remaining wall to R3.3 to be made good and plastered. 12.5mm plasterboard to be used where required.		
	Form new double stud partition to allow sliding doors to be hidden within wall. 75 x 50mm studs with 12.5 plasterboard and skim to each side and skirtings to match. Height of door opening to match new opening into R3.3. Block up existing door opening to R3.5 and plaster both sides to existing line of finishes.		
6.4.2	FLOOR - All floor boards to be lifted and cavity cleared. Lay 150mm of mineral wool (45kg/m ³) within the cavity Fix resilient tape (Lafarge Raft 50) to top of existing joists then re-fix floorboards, replace where existing have been damaged. Allow for 20% new boards. Allow for acoustic felt layer to be installed		Part allowance against new reclaimed floorboards?

Ref.	Item	Rana Ltd	Comments
6.4.3	WINDOWS – The existing window (W06) will be replaced by a specialist contractor. Attendances for this are to be allowed for.		
	Remove the existing architraves to allow the window to be removed and the new units installed. Allow for fixing new architraves to match existing.		
6.4.4	CEILING – The existing ceiling is to be retained and overhauled. The section of ceiling adjacent to the opening to R3.3 is to be packed down to level with main ceiling by fixing plasterboard to appropriate thickness and finishing coat applied to complete ceiling. The fixing of the ceiling is to be checked and condition reported to the architect. Make good and prepare for decorations.		
	Fix new plaster cornice to complete area to match R3.3, to include section between existing wall and new stud wall.		
6.4.5	DOORS – Install new sliding doors (D06) in accordance with the door schedule and details.		
6.5	R3.5 – Bathroom		
6.5.1	WALLS – Repair and make good all plaster wall surfaces for decoration/tiling.		
	Remove existing skirtings. Allow for new skirtings to detail.		
6.5.2	FLOOR - All floor boards to be lifted and cavity cleared.		
	Lay 150mm of mineral wool (45kg/m ³) within the cavity		
	Fix resilient tape (Lafarge Raft 50) to top of existing joists then fix new 19mm water-proof ply screwed to existing joists at 150mm centres.		Part allowance against new reclaimed floorboards?
	Allow for DPM (Tilseafe) to be installed and lapped up wall 200mm.		
6.5.3	WINDOWS – The existing window (W07) will be replaced by a specialist contractor. Attendances for this are to be allowed for.		
	Remove the existing linings to allow the window to be removed and the new units installed. Allow for fixing new window board.		
6.5.4	CEILING – Remove existing ceiling and allow for new ceiling of 12.5mm plasterboard with skim coat.		
6.5.5	FIXTURES & FITTINGS – Allow for installation of WC, Bath and Wash Hand Basin, supplied by client. Allow for all service connections to include isolation valves.		
	Construct boxing to vertical riser to include all necessary access hatches and doors to facilitate servicing and repair. See Architect's drawing.		
7.0	THIRD FLOOR		
7.1	R4.1 - Stair		
7.1.1	Check balustrade and handrail and repair.		
7.1.2	Allow for replastering of party wall and section of wall to R4.4 at landing level.		
7.2	R4.2 - Landing		
7.2.1	Allow for replastering of party wall.		
7.2.2	Make good floor, walls and ceiling for decorations.		
7.3	R4.3 – Master Bedroom		
7.3.1	WALLS - Repair and make good all plaster wall surfaces for decoration.		
	The existing timber wall cladding to R4.4 is to be retained. Protect the cladding during works and overhaul and prepare for decorations.		
	Repair and make good existing skirtings for decoration.		
7.3.2	Remove the skirtings from the two party walls, not the chimney breast and install QuietPanel 27.5mm (Sound Service (Oxford) Ltd) in accordance with their instructions. Skim coat finish. Apply acoustic sealant to all perimeter joints. Refix skirtings.		
7.3.3	FLOOR - All floor boards to be lifted and cavity cleared.		
	Lay 150mm of mineral wool (45kg/m ³) within the cavity		
	Fix resilient tape (Lafarge Raft 50) to top of existing joists then re-fix floorboards, replace where existing have been damaged.		
	Allow for acoustic felt layer to be installed.		
7.3.4	WINDOWS – The existing windows (W08 and W09) will be replaced by a specialist contractor. Attendances for this are to be allowed for.		
	Remove the existing architraves to allow the windows to be removed and the new units installed. Allow for fixing new architraves to match existing		
7.3.5	CEILING – Allow for making good and preparing surface for decorations. The fixing of the lath and plaster ceiling is to be checked, particularly as the finish is uneven, and condition reported to the architect.		
7.3.6	DOORS – Remove existing door (D08), lining and architrave and fix new in accordance with the door schedule and details. The existing timber wall panelling is to be carefully protected.		
7.4	R4.4 – Dressing Room		
7.4.1	WALLS – Allow for removal of existing plaster to rear wall and return wall to chimney breast and replaster to existing level.		

Ref.	Item	Rana Ltd	Comments
	Wall to staircase – Remove what remains of lining and fill cavity with mineral wool insulation (45kg/m ³). Fix 12.5mm plasterboard with skim coat.		
	Repair and make good all other plaster wall surfaces for decoration.		
	Repair and make good existing skirtings for decoration. Allow for new skirtings to match where damage; allow 50%.		
7.4.2	FLOOR - All floor boards to be lifted and cavity cleared.		
	Lay 150mm of mineral wool (45kg/m ³) within the cavity		
	floorboards, replace where existing have been damaged. Allow for 25% new boards.		art allowance against new reclaimed floorboards?
	Allow for acoustic felt layer to be installed		
7.4.3	WINDOWS – The existing window (W10) will be replaced by a specialist contractor. Attendances for this are to be allowed for.		
	Remove the existing architraves to allow the window to be removed and the new units installed. Allow for fixing new architraves to match existing.		
7.4.4	CEILING – The existing ceiling is to be retained and overhauled. Make good where have been removed and prepare for decorations.		
7.4.5	DOORS – Remove existing door (D09), lining and architrave and fix new in accordance with the door schedule and details.		
7.5	R4.5 – Bathroom		
7.5.1	WALLS – Repair and make good all plaster wall surfaces for decoration/tiling.		
	Remove existing skirtings. Allow for new skirtings to detail		
7.5.2	FLOOR - All floor boards to be lifted and cavity cleared.		
	Lay 150mm of mineral wool (45kg/m ³) within the cavity		
	Fix resilient tape (Lafarge Raft 50) to top of existing joists then fix new 19mm water-proof ply screwed to existing joists at 150mm centres.		art allowance against new reclaimed floorboards?
	Allow for DPM (Tiesafe) to be installed and lapped up wall 200mm.		
7.5.3	WINDOWS – The existing window (W11) will be replaced by a specialist contractor. Attendances for this are to be allowed for.		
	Remove the existing linings to allow the window to be removed and the new units installed. Allow for fixing new window board.		
7.5.4	CEILING – Remove existing ceiling and allow for new ceiling of 12.5mm plasterboard with skim coat.		
7.5.5	FIXTURES & FITTINGS – Allow for installation of WC, Shower and Wash Hand Basin, supplied by client. Allow for all service connections to include isolation valves.		
	Construct boxing to vertical riser to include all necessary access hatches and doors to facilitate servicing and repair. See Architect's drawing.		
8.0	FOURTH FLOOR		
8.1	R5.1 - Stair		
8.1.1	Check balustrade and handrail and repair. Instal new newel posts to match flights on lower levels.		
8.1.2	Allow for replastering of party wall at landing level.		
8.2	R5.2 - Landing		
8.2.1	Allow for replastering of party wall and wall to R5.3.		
8.2.2	Make good floor, walls and ceiling for decorations.		
8.2.3	Form new double door opening into stair flank wall to R5.4 (approx 1100mm wide); fix new door leaves, lining, stops and architraves.		
8.3	R5.3 – Bedroom		
8.3.1	WALLS - Repair and make good all plaster wall surfaces for decoration.		
	Remove cupboards from either side of chimney breast. Original sections of timber to be retained.		
	Repair and make good existing skirtings for decoration.		
8.3.2	Remove the skirtings from the two party walls, not the chimney breast and install QuietPanel 27.5mm (Sound Service (Oxford) Ltd) in accordance with their instructions. Skim coat finish. Apply acoustic sealant to all perimeter joints. Refix skirtings.		
8.3.3	FLOOR - All floor boards to be lifted and cavity cleared.		
	Fix resilient tape (Lafarge Raft 50) to top of existing joists then re-fix floorboards, replace where existing have been damaged.		
	Allow for acoustic felt layer to be installed.		
8.3.4	WINDOWS – The existing windows (W12 and W13) will be replaced by a specialist contractor. Attendances for this are to be allowed for.		
	Allow for making good surfaces affected.		
8.3.5	CEILING – Allow for making good and preparing surface for decorations.		
8.3.6	DOORS – Remove existing door (D12), lining and architrave and fix new in accordance with the door schedule and details.		

Ref.	Item	Rana Ltd	Comments
8.4	R5.4 & R5.5		
8.4.1	Works within this area are currently being revised with a planning application for an extension to the bathroom tower to be lodged.		
8.4.2	Provisionally allow for the works shown of drawing ERPH (10) 05 where a bathroom and open area are created within an extended structure. The new structure is to be timber framed with a new flat roof over and 2 No. skylights. The fabric is to be compliant with the current standards. The walls are to be 150 x 50 studwork with high performance insulation between; inner lining to be insulation-backed plasterboard and skim coat; outer lining to be 25mm render on eml on building paper on 19mm ply facing screwed to studwork.		
8.4.3	WINDOWS – The new window (W14) and door (D15) to be installed by specialist contractor. Attendances for this are to be allowed for.		
8.5	R5.6 – Terrace		
8.5.1	Remove existing tiling and roof covering to complete area.		
	Allow for inspection of existing roof deck and report condition to Architect. Provisionally allow for a new 18mm ply deck on new firing pieces laid to correct falls to existing outlet. Install new rainwater outlet in existing position, check condition of existing pipe below.		
	Lay 25mm asphalt roofing to complete area with upstands and code 5 lead flashings to all perimeters. Flashings to be taken up 150mm.		
	Lay promenade tiles over asphalt, type to be agreed.		
8.5.2	Make good existing render to party walls and prepare for decorations.		
9.0	EXTERIOR		
9.1	Front Elevation		
9.1.1	Remove paint from stucco around front door and make good. Projecting cornice over to be reformed to right hand side and new lead flashing over.		
9.1.2	First Floor balcony – Remove paint from balcony floor and steel support brackets, repair and decorate. Balustrade – strip paint and redecorate.		
9.1.3	Brickwork – Make good crack running vertically by right hand windows to include stucco window dressings. Provisionally allow for repairs/repointing to brickwork generally approximately 3m ²		
9.1.4	Window mouldings and cills – Generally make good and prepare for decorations.		
9.1.5	Cornice and Parapet – Make good cracking to right hand side and carry out general repairs, clean down and prepare for decorations. Redress and overhaul lead to top of cornice.		
9.1.6	Mansard Roof – Overhaul slated mansard and fixings and overlaps of tiles. Check lead flashings are clipped and fixed and repair as necessary. Allow for inspection of flat roof over main part of building – extent of any works to be agreed. Parapet gutter to be cleared out and outflow checked. Allow for making good of flashings and repairing joints.		
9.1.7	Dormers – Check leadwork particularly to dormer roofs and overhaul, checking all fixings and joints.		
9.1.8	Party Walls – Check cappings and copings to all upstand walls and make good as necessary.		
9.2	Rear Elevation		
9.2.1	Brickwork – Make good where new windows have been installed. Provisionally allow for repairs/repointing to brickwork generally approximately 6m ² . Paint Railings		
9.2.2	Mansard Roof over staircase – Overhaul slated mansard and fixings and overlaps of tiles. Check lead flashings are clipped and fixed and repair as necessary.		
10.0	JOINERY		
10.1	Doors		
10.1.1	See Door Schedule		
10.2	Skirtings & Architraves		
10.2.1	Supply and fix painted SW skirtings moulded, shaped, to match existing.		
10.3	Windows		
10.3.1	Supplied and fixed by specialist.		
10.4	Fixtures & Fittings		
10.4.1	To be specified.		

Ref.	Item	Rana Ltd	Comments
10.5	Ironmongery		
10.5.1	Allow a provisional figure for the supply and fix of all necessary ironmongery to all windows and doors throughout the building. Allow for the use of traditional polished brass ironmongery, to include all necessary hinges, escutcheons and locks as necessary.		
11.0	SERVICES		
11.1	General		
11.1.1	The Contractor is to allow for all testing and commissioning of all service installations in accordance with the relevant rules and regulations of the appropriate governing bodies.		
11.2	Central Heating/Plumbing		
11.2.1	The Contractor is to design and supply a complete new system within the property.		
11.2.2	The size of the radiators within each room and further radiators required are to be agreed with the Architect prior to any work being carried out on site. The radiators are to be traditional cast iron style units to suit modern installations.		
11.2.3	The complete system is to be controlled by the use of thermostatic radiator valves and these are to be fitted to all new radiators.		
11.2.4	All pipework serving sanitary appliances are to have isolation valves fitted adjacent to the appliance and are to be easily accessible. The Contractor is to allow for all necessary insulation to pipework and is also to include for all accessories needed to complete the installation and leave it in a fully operable condition. The contractor is to allow for the connection of all fittings, appliances, and sanitary ware and is to include all necessary overflows and other statutory requirements within his price.		
11.2.5	accordingly. The contractor is to provide a guarantee for the installation and all items of new equipment.		
11.2.6	The Contractor is to ensure that all valves and stop cocks are clearly labelled.		
	A maintenance manual or guidance documentation must be prepared as required under Part B of this Specification.		
11.2.7	Sanitaryware – to be provided by Client		
11.3	Electrical Installation		
11.3.1	Supply and fix a new electrical installation through out in accordance with the requirements of the drawing. This is to include all items of equipment and light fittings where specified. Where not specified, the light fittings will be supplied by the employer but allowance is to be made by the Contractor for the installation and fixing of all lights and other accessories as stated on the Schedule.		
	Provisionally allow for		
	<input type="checkbox"/> 6 No 2 gang switched socket outlets per room		
	<input type="checkbox"/> central light and 2 No. wall lights and switches per room.		
	<input type="checkbox"/> Bathrooms to have central light/ 4 No. downlighters and mirror light and also shaver socket.		
	<input type="checkbox"/> 1 No. 2 gang switched socket outlets for each landing.		
	<input type="checkbox"/> 2 No. 2 gang switched socket outlets and 2 wall lights for entrance hall		
11.3.2	A new distribution board is to be provided at the ground floor. All protection devices required under the current edition of the IEE Regulations are to be provided.		
11.3.3	Install new Cat 6 Network cabling throughout the house. The layout is yet to be agreed with the client. Allow a provisional sum for this item to include cables, plates, accessories and builders work.		
11.3.4	All internal cabling for the telephone and aerial points is to be carried out by the Electrical Sub-Contractor to the requirements of British Telecom and the aerial system.		
11.3.5	The installation is to be tested and commissioned in accordance with the current IEE Regulations and the relevant certificate issued.		
11.3.6	A Maintenance Manual/Guidance Notes regarding the installation is to be prepared by the Sub-Contractor.		
11.5	Ventilation		
11.5.1	Supply and fix extract fans in each Bathroom and Toilet. All necessary ductwork is to be included together with terminals and all necessary accessories. Existing terminals to be utilised where possible.		
11.5.2	The Contractor is to ensure that permanent ventilation to each habitable room is installed giving a minimum free area of 8000mm ² .		

Ref.	Item	Rana Ltd	Comments
11.6	Drainage (Above Ground)		
11.6.1	Existing S&VP to be re-used, modified at fourth floor level to take new bathroom.		
11.6.2	Allow for the connection of all appliances		
11.7	Drainage (Rainwater Goods)		
11.7.1	Provide new rainwater pipework at fourth floor level so that new extension can be completed.		
12.0	FINISHES		
12.1	Decorations		
All painting and decorations are to be carried out in accordance with Section 6.0 of the Pres			
12.1.1	Internal Plastered Surfaces		
	All internal plastered surfaces are to be prepared and painted with mist coat of vinyl emulsion only.		
12.1.2	Internal Joinery		
	Internal doors, frames, architraves, skirtings and other joinery, together with all internal timberwork, are to be primed undercoated and top coated.		
12.2	Tiling		
12.2.1	Allow for the fixing of floor tiles to all bathrooms (to be laid to fall). Client to provide tiles. Allow for all adhesives, grout and other accessories.		
12.2.2	Allow for the fixing of wall tiles to all bathrooms and for wash basin wall in the Toilet Client to provide tiles. Allow for all adhesives, grout and other accessories.		
12.2.3	Allow for trace heating mat to 1 No. bathroom		
13.0	ADDITIONAL ITEMS		
13.01	Fourth Floor Flat roof - Quotation Q20110630-01		
13.02	Terrace above bathroom - Quotation Q20110630-01		
13.03	Intruder Alarm - Quotation Q20110612-02		
13.04	Entryphone System - Quotation Q20110612-02		
13.05	Repairs to First Floor Terrace		
13.06	Repair rear wall to terrace inc. coping stones, render & decoration		Further information/breakdown required.
13.07	Build shed on First floor terrace		
13.08	Install lining for two chimneys		Further information/breakdown required.
13.09	New Door and Frame for Balcony		
13.10	New Door frame to Front door		
13.11	New locks and letterbox to front door		
13.12	Apply fire-proof lining to 6No. Doors @ £120 per door.		Building Regulation requirement.
13.13	Supply and install 5No. smoke detectors as requested by BCO, @ £125 each.		Building Regulation requirement.
13.14	Render & paint balcony at Third floor		
13.15	New railings to top floor terrace and balcony		Further information/breakdown required.
13.16	Units for Study		Units not correct and require remedial work to be carried out.
13.17	Build wardrobe to fourth floor bedroom and decorate.		Further information/breakdown required.
13.18	Locks for First and fourth floor doors to terraces.		
13.19	Supply and install temporary Kitchen to second floor.		Breakdown required.
	ALL ADDITIONAL ITEMS SUBJECT TO FINAL AGREEMENT		
	Total		
	VAT at 20%		
	TOTAL		

REVISED

A 15 November 2011

Ref.	Item	Rana Ltd	Comments
11.6	Drainage (Above Ground)		
11.6.1	Existing S&VP to be re-used, modified at fourth floor level to take new bathroom.		
11.6.2	Allow for the connection of all appliances		
11.7	Drainage (Rainwater Goods)		
11.7.1	Provide new rainwater pipework at fourth floor level so that new extension can be completed.		
12.0	FINISHES		
12.1	Decorations		
All painting and decorations are to be carried out in accordance with Section 6.0 of the Pres			
12.1.1	Internal Plastered Surfaces		
	All internal plastered surfaces are to be prepared and painted with mist coat of vinyl emulsion only.		
12.1.2	Internal Joinery		
	Internal doors, frames, architraves, skirtings and other joinery, together with all internal timberwork, are to be primed undercoated and top coated.		
12.2	Tiling		
12.2.1	Allow for the fixing of floor tiles to all bathrooms (to be laid to fall). Client to provide tiles. Allow for all adhesives, grout and other accessories.		
12.2.2	Allow for the fixing of wall tiles to all bathrooms and for wash basin wall in the Toilet Client to provide tiles. Allow for all adhesives, grout and other accessories.		
12.2.3	Allow for trace heating mat to 1 No. bathroom		
13.0	ADDITIONAL ITEMS		
13.01	Fourth Floor Flat roof - Quotation Q20110630-01		
13.02	Terrace above bathroom - Quotation Q20110630-01		
13.03	Intruder Alarm - Quotation Q20110612-02		
13.04	Entryphone System - Quotation Q20110612-02		
13.05	Repairs to First Floor Terrace		
13.06	Repair rear wall to terrace inc. coping stones, render & decoration		Further information/breakdown required.
13.07	Build shed on First floor terrace		
13.08	Install lining for two chimneys		Further information/breakdown required.
13.09	New Door and Frame for Balcony		
13.10	New Door frame to Front door		
13.11	New locks and letterbox to front door		
13.12	Apply fire-proof lining to 6No. Doors @ £120 per door.		Building Regulation requirement.
13.13	Supply and install 5No. smoke detectors as requested by BCO, @ £125 each.		Building Regulation requirement.
13.14	Render & paint balcony at Third floor		
13.15	New railings to top floor terrace and balcony		Further information/breakdown required.
13.16	Units for Study		Units not correct and require remedial work to be carried out.
13.17	Build wardrobe to fourth floor bedroom and decorate.		Further information/breakdown required.
13.18	Locks for First and fourth floor doors to terraces.		
13.19	Supply and install temporary Kitchen to second floor.		Breakdown required.
	ALL ADDITIONAL ITEMS SUBJECT TO FINAL AGREEMENT		
	Total		
	VAT at 20%		
	TOTAL		
	VAT		
	TOTAL		
	Timber floor: Additional cost for reclaimed timber. Further costs to follow and be agreed & credit for lost boards.		See Complete Cost Report
	Reclaimed doors		See Complete Cost Report
	Also Sanitary Ware costs to be reconciled		

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