

Proposed scope of works - to be read in conjunction with the architectural drawings

| Element | Room | Works | Specification notes |
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| 1 Painting and decoration | | | |
| General refurbishment | All | Clean and repaint all walls and ceilings. | Satin white |
| Repaint handrail | Balcony | Prepare, apply primer and top coat as per manufacturer's recommendation. | Red BS 04 E 53 |
| Repaint balustrade | External entrance area | Prepare, apply primer and top coat as per manufacturer's recommendation. | Blue BS18 C 39 |
| Concrete coping on top of wall in island and balustrade | kitchen and living room | Strip black paint carefully and clean to expose original concrete finish. | n/a |
| 2 Kitchen units and fittings | | | |
| Restore wall mounted units | Kitchen | Install top grade joinery Birch plywood sliding doors with Beech profiles to match existing detail. Strip paint and recondition sliding tracks. Cut hole in base panel centre unit to fit extractor fan. | Top grade Birch plywood B/BB from James Latham with "Dulux" matt finish varnish or Osmo 'Polyx-oil'. Replace Beech sliding tracks if stripping in-situ proves unfeasible. |
| Restore and install replica units in "island" (under and above counter) | Kitchen | Install top grade joinery Birch plywood sliding doors with Beech profiles to match existing detail. Strip paint and recondition sliding tracks. | Top grade Birch plywood B/BB from James Latham with "Dulux" matt finish varnish or Osmo 'Polyx-oil'. Replace Beech sliding tracks if stripping in-situ proves unfeasible. |

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| Restore under-worktop storage | Kitchen | Remove non-original drawers and doors additions under concrete worktop and reinstate original open shelving arrangement. Line in birch plywood to match other joinery. | Top grade Birch plywood B/BB from James Latham with "Dulux" matt finish varnish or Osmo 'Polyx-oil'. |
| Install new drawers' unit | Kitchen | Top grade joinery birch plywood, painted with recess pull handle detail. | Plywood by James Latham. Painted satin white. |
| Install fronts to appliances: Dishwasher, Fridge and under sink. | Kitchen | Top grade joinery birch plywood, painted with recess pull handle detail. | Plywood by James Latham. Painted satin white. |
| Install new tap and appliances | Kitchen | Replace tap in restored (or new) sink. Install new hob, oven, fridge and dishwasher. | Tap for existing restored sink - bridge mixer tap: Bristan Quest deck sink mixer QST-DSM-C. Or Franke Ascona tap, if new Franke Ascona sink is installed. Various products/ suppliers for the appliances (refer to fittings photos sheet) |
| Install quartz worktop on cooker/ oven unit and fridge | Kitchen | Install quartz worktop for cooker/ oven and over fridge. | Silestone white, suede finish, half-bullnose profile to match curved tiles edge. |
| Restore sink (or replace with like-for-like) | Kitchen | Re-polish and deep clean. Reinstate. If restoration proves unfeasible due to rust/ damage, install approved and available replacement. | If needed: Franke Ascona AX611 100cm |
| 3 Tiling | | | |
| Restore worktop and wall tiling | Kitchen | Retain, clean, re-grout and re-seal existing tiling. Any damaged or missing tiles replace with approved Reed Harris Tessera PC range. | Where repairs needed use salvaged or Reed Harris, 'Tessera PC' unglazed porcelain tiles 98 x 98 mm, with round edges. Brown Chocolate colour. Grouting: Ardex Flex, off-white. |
| Replace wall tiling | Bathroom | Remove non-original tiling and re-tile to match existing. | White glazed ceramic tiles 15 x 15 cm. Grouting: Ardex Flex, white to match. |

| 4 Bathroom | | | |
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| Replace WC and cistern | Bathroom | Remove existing and replace. | Grohe Bau close coupled toilet |
| Restore bath | Bathroom | Retain, deep clean and re-enamel in-situ. | n/a |
| Restore washbasin | Bathroom | Retain, deep clean and reinstate. Replace waste and plug to match existing. | n/a |
| Replace taps | Bathroom | Remove and replace bath and washbasin taps. Use Hansgrohe "pillar unions" to adapt/ connect existing bath holes to bath mixer tap. Use a ceramic disc plug to seal redundant washbasin hole and install single mixer tap on the right-hand basin hole, at 45 degrees. | Bath: Hansgrohe Ecostat 1001CL taps (bath mounted) plus Raindance select S shower set 120 Washbasin: Kohler July single basin mixer |
| 5 Joinery | | | |
| Restore original sliding panels | Entrance hall and living room | Retain. Strip painting to the stained timber; refurbish sliding gear; repaint panels in white; rehung and adjust. | If stripping in-situ proves unfeasible, replace pull detail to match original (Beech). |
| Restore original wardrobe sliding doors | Main bedroom | Retain; strip out uneven varnish; refurbish sliding tracks; reseal; adjust and rehung. | Recondition with "Dulux" matt finish varnish or Osmo 'Polyx-oil'. If stripping in-situ proves unfeasible, replace door panels (Birch plywood), pull and sliding track (solid Beech) to match original details. |
| Restore original stairs, balustrade and handrail | Entrance hall and living room | Retain. Strip out paint to the stained and varnished timber. Repair where needed. Reseal. | Recondition with "Dulux" matt finish varnish or Osmo 'Polyx-oil'. If stripping in-situ proves unfeasible, replace balustrade panels (Birch plywood), posts & handles (Douglas Fir) to match original details. |
| Restore windows internally | Living room, kitchen, bedrooms | Strip out paint to the stained timber, re-stain using non-opaque stain as per original specification, including living room slats. | Sikkens Cetol Novatech Ebony - Black |

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| Doors, architraves, skirtings | All | Prepare surface, apply primer and paint. | Satin white |
| Ironmongery | All | Replacement of all missing or damaged door handles and window furniture. | Satin stainless steel in identical design to original. |
| Skirting | All | Retain original detail. Install wiring as needed and repair. | |
| <i>for kitchen joinery see point 2</i> | | | |
| 6 Floor coverings | | | |
| Remove existing carpet and replace with Linoleum | Entrance hall, bedrooms and living room | Carefully remove existing carpet and vinyl tiles and replace with Linoleum sheet flooring on cleaned and even existing screed. | Forbo Grey 'Marmoleum Walton' Adhesive as per manufacturer recommendations |
| Remove existing vinyl sheet flooring and replace with terrazzo tiles | Kitchen/ dining and bathroom | Carefully remove existing vinyl sheet flooring and vinyl tiles and replace with Terrazzo tiles on cleaned and even existing screed. | Grey Terrazzo tiles |
| 7 Electrics and lighting | All | Upgrade electrical installation throughout, in same locations. New light fittings to replace non-original. | Flos Glo-ball wall lights (round glass globe) |
| 8 Services | Main bedroom | Relocate washing machine inside wardrobe by water cylinder. | n/a |

Notes:

Schedule to be read in conjunction with the architectural drawings.

References:

- "2B Specification for Better Homes Programme", 2015
- "Finishes Schedule 2504_23_07_P1" (HPA), 2016