

No	Description	1	Unit	Qty	Rate	£	p
	<u>SCHEDULE OF INSURERS REPAIR</u>						
	Name	Mrs T Austin					
	Address	Jessamine Cottage Gay Street Pulborough West Sussex RH20 2HL					
1.	<u>Preambles</u>						
1.1	In the following, where “Item” is entered, the Contractor is to provide a fixed price which will not be varied. Where “Unit” and “Qty” columns are completed, then this will be re-measured.						
1.2	The following details the works considered necessary to address damage caused by flooding.						
1.3	This schedule should be read in conjunction with the following:- i) Record photographs taken 19 th January 2026. ii) Record photographs taken 30 th March 2026. iii) Floor plan.						
2.	<u>Planning</u>						
2.1	It is not considered that planning approval is required on this occasion.		---	---	---	---	---
3.	<u>Building Regulations</u>						
3.1	The nature of the works are such that it will not be necessary to submit a Building Notice. The contractor need not, therefore, make any allowances for costs associated with obtaining Building Regulations approval.		---	---	---	---	---
4.	<u>Conservation</u>						
4.1	The nature of the works are such that it will be necessary to submit an application to Conservation. The contractor should therefore make allowances for costs associated with obtaining Conservation Approval.		PS	---	---	5000	00
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No	Description	2	Unit	Qty	Rate	£	p
5.	<u>Construction, Design & Management Regulations</u>						
5.1	Full Construction, Design & Management Regulations will apply to this project. Ellipta will act as Principal Designer. The contractor is to allow for all costs associated with acting as Principal Contractor. Prior to works commencing a Health and Safety Plan and a Construction Phase Plan are to be submitted to Ellipta.	Item	---	---			
6.	<u>Site Facilities, Welfare, etc.</u>						
6.1	Allow for a portaloos to be sited at the property for the course of the works.	Item	---	---			
6.2	The contractor is to make all other necessary arrangements for changing, drying and rest facilities, during the course of the works.	Item	---	---			
7.	<u>Parking, Delivery of Materials and Removal of Debris</u>						
7.1	Provide protections to the parking area to the rear of the stables.	m ²	30				
7.2	Assume that skips can be placed on the protections to the rear of the stables. The contractor is to allow for the appropriate number of skips to undertake the works.	Item	---	---			
7.3	Assume that materials can be placed on the protections to the rear of the stables.	Item	---	---			
7.4	There is vehicular parking to the rear of the stables, together within the entrance to the field opposite the risk address.	---	---	---	---	---	---
8.	<u>Asbestos Removal</u>						
8.1	The contractor is to arrange to carry out a full R & D Survey.	Item	---	---			
9.	<u>Electrics</u>						
9.1	Obtain detailed electrical report in terms of the damage to the electrics as a result of the flooding. This report will form the basis of the works to be undertaken.	Item	---	---			
9.2	For the purpose of this schedule allow a provisional sum for the electrical works to be undertaken.	PS	---	---	7500	00	
10.	<u>Plumbing</u>						
10.1	Obtain detailed plumbing report in terms of the damage to the plumbing as a result of the flooding. This report will						
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No	Description	3	Unit	Qty	Rate	£	p
	form the basis of the works to be undertaken.		Item	---	---		
10.2	For the purpose of this schedule allow a provisional sum for the plumbing and heating works to be undertaken.		PS	---	---	3000	00
11.	<u>Kitchen</u>						
11.1	Remove, protect, store on site and reinstate the downlights.		No.	10			
11.2	Allow a provisional sum for an Aga specialist to inspect, report, repair and recommission the Aga.		PS	---	---	5000	00
11.3	Remove and dispose of the low level plinths.		Item	---	---		
11.4	Carefully disconnect, isolate, protect and store the mixer tap to the sink.		Item	---	---		
11.5	Carefully disconnect, isolate, protect and store the Belfast sink unit.		Item	---	---		
11.6	Allow a provisional sum to carefully remove and set aside the existing stone worktops.		PS	---	---	1000	00
11.7	Remove and dispose of the following kitchen base units:- • 1 No. 600mm sink housing unit • 3 No. 600mm wide base units		Item	---	---		
11.8	Tape / "mask up" the exposed timber beams.		Item	---	---		
11.9	Remove and dispose of surface mounted copper pipework.		m	20			
11.10	Hack off wall plaster to a height of 1.2m to 3 No. walls. Dispose of all debris.		Item	---	---		
11.11	Hack off wall plaster full height to the left-hand wall. Dispose of all debris.		Item	---	---		
11.12	Remove the solid slate floor tiles.						
	For the purpose of this schedule, it is assumed that the quarry tiles and slab below the slate tiles will be damaged during the slate tile removal and it is assumed that it will therefore be necessary to carry out the following works:-						
	i) Remove and dispose of the quarry tiles below the slate floor tiles.		Item	---	---		
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No	Description	4	Unit	Qty	Rate	£	p
	ii) Carefully hack up the concrete floor slab and clear away, including the damp proof membrane. It is known that the existing foundations are extremely shallow (approximately 125mm). It is therefore extremely important to ensure that the new floor does not undermine the existing shallow footings. It is therefore proposed to either chamfered at a 45 degree angle from the wall or if the foundations are found to be too shallow for this, then the floor will be stepped in by 200mm and then chamfered at 45 degrees from here.		Item	---	---		
	iii) Carefully excavate to a total provisional depth of 250mm (to include the concrete floor already removed) and take into consideration the above note and ensure the existing footings are not undermined. Ensure that the excavated floor is at the same level throughout. Well consolidate the finished excavated floor level to provide a smooth level surface ready to receive a Geo Textile membrane and recycled foam glass insulation.		Item	---	---		
	iv) Liaise with the Contract Administrator regarding the total depth of the excavation.		Item	---	---		
	v) Allow a provisionally to excavate a further 50mm depth to the entire floor area.		Item	---	---		
	vi) Clear away all debris on completion and leave ready for a specialist limecrete contractor.		Item	---	---		
	vii) Supply and install new limecrete floor slab.		Item	---	---		
11.13	Apply two coat lime plaster to walls where previously removed. The specification is as follows:- Backing coat - Haired lime mortar with Pozzolan. This can be supplied by Mike Wye (Tel: 01409 281644).		Item	---	---		
11.14	Apply a lime plaster skim coat to all walls full height. The specification is as follows:- Heritage Lime Plaster. This can be supplied by Mike Wye (Tel: 01409 281644).		Item	---	---		
11.15	Apply a "mist" coat of breathable clay paint to the new plaster to all walls.		Item	---	---		
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No	Description	5	Unit	Qty	Rate	£	p
11.16	Supply and install new solid slate floor tiling. Allow a provisional sum of £75/m ² for supply only.		Item	---	---		
11.17	Install Cordex floor protections.		Item	---	---		
11.18	Supply and install new 22mm copper pipework, including all bends, joints and connections.		m	20			
11.19	Supply and install new following new kitchen base units from the Howdens high range:- • 1 No. 600mm Belfast sink housing unit • 3 No. 600mm wide base units • Low level plinths 6m		Item	---	---		
11.20	Reinstate the existing stone worktops.		Item	---	---		
11.21	Allow a provisional sum of £3,500 for the potential replacement of the stone worktops, if the existing cannot be re-used.		Item	---	---		
11.22	Reinstate the existing Belfast sink.		Item	---	---		
11.23	Reinstate the existing mixer tap.		Item	---	---		
11.24	Ease and adjust internal doors.		No.	4			
11.25	Prepare and paint the ceiling with two coats of breathable clay paint.		Item	---	---		
11.26	Prepare and paint the walls with two coats of breathable clay paint – colour to the client's choice.		Item	---	---		
11.27	Prepare and apply Linseed oil to doors one side.		No.	3			
11.28	Prepare and apply Linseed oil to exposed timber beams.		Item	---	---		
11.29	Prepare and paint doors one side with one undercoat and one coat gloss.		No.	2			
12.	<u>Hallway</u>						
12.1	Protect / “mask-up” all exposed timber beams.		Item	---	---		
12.2	Remove, protect, store on site and reinstate ceiling light.		Item	---	---		
12.3	Remove, protect, store on site and reinstate curtain pole.		Item	---	---		
12.4	Remove and set aside the radiator.		Item	---	---		
12.5	Remove and dispose of surface mounted copper pipework.		m	15			
12.6	Hack off wall plaster to a height of 1.2m to all walls.						
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No	Description	6	Unit	Qty	Rate	£	p
	Dispose of all debris.		Item	---	---		
12.7	Apply two coat lime plaster to walls where previously removed. The specification is as follows:- Backing coat - Haired lime mortar with Pozzolan. This can be supplied by Mike Wye (Tel: 01409 281644).		Item	---	---		
12.8	Apply a lime plaster skim coat to all walls full height. The specification is as follows:- Heritage Lime Plaster. This can be supplied by Mike Wye (Tel: 01409 281644).		Item	---	---		
12.9	Apply a "mist" coat of breathable clay paint to the new plaster to all walls.		Item	---	---		
12.10	Allow to steam clean the clay blocks to the floor.		Item	---	---		
12.11	Prepare and apply three coats of sealant to the clay blocks to the floor.		Item	---	---		
12.12	Apply Cordex protections to the floor.		Item	---	---		
12.13	Ease and adjust internal doors.		No.	3			
12.14	Prepare and paint the ceiling with two coats of breathable clay paint.		Item	---	---		
12.15	Prepare and paint the walls with two coats of breathable clay paint – colour to the client's choice.		Item	---	---		
12.16	Supply and install new 22mm copper pipework, including all bends, joints and connections.		m	15			
12.17	Prepare and apply Linseed oil to doors one side.		No.	4			
12.18	Prepare and apply Linseed oil to exposed timber beams to the Hallway only.		Item	---	---		
12.19	Reinstate the original radiator with new standard and thermostatic valves.		Item	---	---		
13.	<u>W.C.</u>						
13.1	Remove and set aside the radiator.		Item	---	---		
13.2	Remove, protect, store on site and reinstate the curtain pole.		Item	---	---		
13.3	Remove, protect, store on site and reinstate wall light.		Item	---	---		
13.4	Remove and set aside the following components:- i) Wash hand basin taps.		No.	2			
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No	Description	7	Unit	Qty	Rate	£	p
	ii) Wash hand basin and pedestal.		Item	---	---		
	iii) Toilet pan and cistern.		Item	---	---		
13.5	Remove and dispose of surface mounted copper pipework.		m	15			
13.6	Strip paper from all walls. Dispose of all debris.		Item	---	---		
13.7	Hack off wall plaster to a height of 1.2m to all walls. Dispose of all debris.		Item	---	---		
13.8	Apply two coat lime plaster to walls where previously removed. The specification is as follows:-		Item	---	---		
	Backing coat - Haired lime mortar with Pozzolan. This can be supplied by Mike Wye (Tel: 01409 281644).						
13.9	Apply a lime plaster skim coat to all walls full height. The specification is as follows:-		Item	---	---		
	Heritage Lime Plaster. This can be supplied by Mike Wye (Tel: 01409 281644).						
13.10	Apply a "mist" coat of breathable clay paint to the new plaster to all walls.		Item	---	---		
13.11	Allow to steam clean the tiling to the floor.		Item	---	---		
13.12	Prepare and apply three coats of sealant to the tiling to the floor.		Item	---	---		
13.13	Apply Cordex protections to the floor.		Item	---	---		
13.14	Prepare and paint the ceiling with two coats of breathable clay paint.		Item	---	---		
13.15	Supply and hang new decorative paper to all walls. Allow £30/roll for supply only.		Item	---	---		
13.16	Supply and install new 22mm copper pipework, including all bends, joints and connections.		m	15			
13.17	Prepare and apply Linseed oil to door one side.		Item	---	---		
13.18	Reinstate the following existing components:-						
	i) Wash hand basin taps.		No.	2			
	ii) Wash hand basin and pedestal.		Item	---	---		
	iii) Toilet pan and cistern.		Item	---	---		
13.19	Reinstate the original radiator with new standard and						
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No	Description	8	Unit	Qty	Rate	£	p
	thermostatic valves.		Item	---	---		
14.	<u>Study</u>						
14.1	Protect / “mask-up” all exposed timber beams.		Item	---	---		
14.2	Remove, protect, store on site and reinstate ceiling light.		Item	---	---		
14.3	Remove, protect, store on site and reinstate window blind.		Item	---	---		
14.4	Remove and set aside the radiator.		Item	---	---		
14.5	Remove and dispose of surface mounted copper pipework.		m	12			
14.6	Hack off wall plaster to a height of 1.2m to all walls. Dispose of all debris.		Item	---	---		
14.7	Apply two coat lime plaster to walls where previously removed. The specification is as follows:- Backing coat - Haired lime mortar with Pozzolan. This can be supplied by Mike Wye (Tel: 01409 281644).		Item	---	---		
14.8	Apply a lime plaster skim coat to all walls full height. The specification is as follows:- Heritage Lime Plaster. This can be supplied by Mike Wye (Tel: 01409 281644).		Item	---	---		
14.9	Apply a “mist” coat of breathable clay paint to the new plaster to all walls.		Item	---	---		
14.10	Allow to steam clean the tiling to the floor.		Item	---	---		
14.11	Prepare and apply three coats of sealant to the tiling to the floor.		Item	---	---		
14.12	Apply Cordex protections to the floor.		Item	---	---		
14.13	Prepare and paint the ceiling with two coats of breathable clay paint.		Item	---	---		
14.14	Prepare and paint the walls with two coats of breathable clay paint – colour to the client’s choice.		Item	---	---		
14.15	Supply and install new 22mm copper pipework, including all bends, joints and connections.		m	12			
14.16	Prepare and apply Linseed oil to door one side.		Item	---	---		
14.17	Prepare and apply Linseed oil to window sills.		No.	2			
14.18	Prepare and paint the door one side with one undercoat and one coat gloss.		Item	---	---		
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CARRIED TO COLLECTION							

No	Description	9	Unit	Qty	Rate	£	p
14.19	Reinstate the original radiator with new standard and thermostatic valves.		Item	---	---		
15.	<u>Lounge</u>						
15.1	Protect / “mask-up” all exposed timber beams.		Item	---	---		
15.2	Remove, protect, store on site and reinstate wall lights.		No.	2			
15.3	Remove, protect, store on site and reinstate curtain pole.		Item	---	---		
15.4	Remove and set aside the radiator.		Item	---	---		
15.5	Remove and dispose of surface mounted copper pipework.		m	15			
15.6	Hack off wall plaster to a height of 1.2m to all walls. Dispose of all debris.		Item	---	---		
15.7	Apply two coat lime plaster to walls where previously removed. The specification is as follows:- Backing coat - Haired lime mortar with Pozzolan. This can be supplied by Mike Wye (Tel: 01409 281644).		Item	---	---		
15.8	Apply a lime plaster skim coat to all walls full height. The specification is as follows:- Heritage Lime Plaster. This can be supplied by Mike Wye (Tel: 01409 281644).		Item	---	---		
15.9	Apply a “mist” coat of breathable clay paint to the new plaster to all walls.		Item	---	---		
15.10	Allow to steam clean the tiling to the floor.		Item	---	---		
15.11	Prepare and apply three coats of sealant to the tiling to the floor.		Item	---	---		
15.12	Apply Cordex protections to the floor.		Item	---	---		
15.13	Prepare and paint the ceiling with two coats of breathable clay paint.		Item	---	---		
15.14	Prepare and paint the walls with two coats of breathable clay paint – colour to the client’s choice.		Item	---	---		
15.15	Supply and install new 22mm copper pipework, including all bends, joints and connections.		m	12			
15.16	Prepare and apply Linseed oil to door one side.		Item	---	---		
15.17	Prepare and apply Linseed oil to window sills.		Item	---	---		
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CARRIED TO COLLECTION							

No	Description	10	Unit	Qty	Rate	£	p
15.18	Prepare and apply Linseed oil to all exposed timber beams.	Item	---	---			
15.19	Reinstate the original radiator with new standard and thermostatic valves.	Item	---	---			
16.	<u>Dining Room</u>						
16.1	Protect / “mask-up” all exposed timber beams.	Item	---	---			
16.2	Remove, protect, store on site and reinstate wall lights.	No.	2				
16.3	Remove, protect, store on site and reinstate curtain pole.	Item	---	---			
16.4	Remove and set aside the radiator.	Item	---	---			
16.5	Remove and dispose of surface mounted copper pipework.	m	15				
16.6	Allow a provisional sum for the potential repair / replacement of the Oak ground beam (see attached photographs 1 to 23).	PS	---	---		15000	00
16.7	Hack off wall plaster to a height of 1.2m to all walls. Dispose of all debris.	Item	---	---			
16.8	Apply two coat lime plaster to walls where previously removed. The specification is as follows:- Backing coat - Haired lime mortar with Pozzolan. This can be supplied by Mike Wye (Tel: 01409 281644).	Item	---	---			
16.9	Apply a lime plaster skim coat to all walls full height. The specification is as follows:- Heritage Lime Plaster. This can be supplied by Mike Wye (Tel: 01409 281644).	Item	---	---			
16.10	Apply a “mist” coat of breathable clay paint to the new plaster to all walls.	Item	---	---			
16.11	Allow to steam clean the tiling to the floor.	Item	---	---			
16.12	Prepare and apply three coats of sealant to the tiling to the floor.	Item	---	---			
16.13	Apply Cordex protections to the floor.	Item	---	---			
16.14	Prepare and paint the ceiling with two coats of breathable clay paint.	Item	---	---			
16.15	Prepare and paint the walls with two coats of breathable clay paint – colour to the client’s choice.	Item	---	---			
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No	Description	11	Unit	Qty	Rate	£	p
16.16	Supply and install new 22mm copper pipework, including all bends, joints and connections.	m	12				
16.17	Prepare and apply Linseed oil to door one side.	Item	---	---			
16.18	Prepare and apply Linseed oil to window sills.	Item	---	---			
16.19	Prepare and apply Linseed oil to all exposed timber beams.	Item	---	---			
16.20	Reinstate the original radiator with new standard and thermostatic valves.	Item	---	---			
17.	<u>Understairs Cupboard</u>						
17.1	Prepare and paint the ceiling with two coats of breathable clay paint.	Item	---	---			
17.2	Prepare and paint the walls with two coats of breathable clay paint – colour to the client's choice.	Item	---	---			
17.3	Prepare and paint the door one side with one undercoat and one coat gloss.	Item	---	---			
18.	<u>Cupboard 1</u>						
18.1	Remove and dispose of shelf unit.	Item	---	---			
18.2	Allow to steam clean the tiling to the floor.	Item	---	---			
18.3	Prepare and apply three coats of sealant to the tiling to the floor.	Item	---	---			
18.4	Apply Cordex protections to the floor.	Item	---	---			
18.5	Prepare and paint the walls with two coats of breathable clay paint – colour to the client's choice.	Item	---	---			
18.6	Prepare and paint the doors one side with one undercoat and one coat gloss.	No.	2				
18.7	Allow a provisional sum to supply and install new shelf unit to match the existing.	PS	---	---		300	00
19.	<u>Cleaning</u>						
19.1	Allow for professional "sparkle" clean to all rooms, on completion of all works.	Item	---	---			
20.	<u>Site Tidy</u>						
20.1	Allow to leave the site clean and tidy on completion of all works.	Item	---	---			
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No

Description

12

Unit

Qty

Rate

£

p

Austin/MM/sh/C5078/spec

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CARRIED TO COLLECTION

