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SCHEDULE OF WORKS

	Revised Estimate for Roof Work – PHASE 1
	To provide architectural drawings to submit to Bury Council for Planning & Building Regulation Approval, including co-ordinating with Conservation requirements.
Prelims	Scaffold - Front and side elevations 1 Nr
	Skips - Main upper works only
	Welfare cabin based on weeks. 1 Nr
	Bumper Hoist 1 Nr
	Parking 1 Nr
	Sub- total
Roof 1	Roofing Works Roof 1 Stripping - slate, battens to full roof slope on Stack slate for re-use. 84 m2
	Area - reclaimed random slate based on 30% breakage. Batten, felt and slate. 84 m2
	Ridge Main - Capped angle set in 3;1; sand, cement. - Around 8lm of lead mop stick ridge to be disposed, match in reminder with capped angle ridge. 15 lm
	Ridge Hip - Capped angle set in 3;1;sand, cement. 9 lm
	Eaves tray 20 lm
	Supply and install code 4 lead soakers with code 5 lead flashings to 2nr chimneys. 2 lm
	Strip out existing box gutter, supply and fit new code 5 box gutter and t-pren expansion joints to existing falls and timbers. 20 lm
	Strip and dispose of existing metal cladding accordingly, install new code 5 lead capping to weather cladding and coping stone 20 lm
	Strip out & install new code 5 cornice detail; to outer run of building. 20 lm

	Strip out slate around window panes, set to one side those slates suitable for reuse, Strip and dispose of all defective lead, Supply and install code 4 sheet lead and seal against window pane, Re-slate around windows using existing slate, making up any shortfall to match as closely as possible. 2 Nr
Roof 2	Stripping - slate, battens to full roof slope on. Stack slate for re-use. 56 m2
	Area - reclaimed random slate based on 30% breakage. Batten, felt and slate. 56 m2
	Ridge Main - Capped angle set in 3;1; sand, cement. 14 lm
	Ridge Hip - Capped angle set in 3;1;sand, cement. (1 slope only, 2nd slope inc in roof 1) 3.5 lm
	Eaves tray 23.7 lm
	Verge - Strip coping stone and stack for re-use. Install new code 4 sheet lead soaker and flashing up and over parapet wall. Re-bed coping stones. 2.1lm
	Supply and install code 4 lead soakers with code 5 lead flashings to 3nr chimneys. - (Full stacks both sides inc roof 3) 3 nr
	Strip out existing box gutter, supply and fit new code 5 box gutter and t-pren expansion joints to existing falls and timbers. 23.7 lm
	Strip and dispose of existing metal cladding accordingly, install new code 5 lead capping to weather cladding and coping stone 23.7 lm
	Strip out & install new code 5 cornice detail to outer run of building. 23.7 lm
Prov Sum	75mm Quinn Therm (or similar approved) insulation to the exposed roof elevations subject to L.A. approval.
	Sub Total
	Total – PHASE 1
	Revised Estimate for Roof Work – PHASE 2
Prelims	Scaffold - Main roof rear 1 Nr
	Scaffold - Lower roofs rear 1 Nr
	Skips – Rear works
	Welfare cabins based on 4 weeks
	Bumper Hoist
	Parking
	Sub-total
Roof 3	Stripping - slate, battens to full roof slope on. Stack slate for re-use. 31.6 m2
	Area - reclaimed random slate based on 30% breakage. Batten, felt and slate. 31.6 m2
	Ridge Main - Capped angle set in 3;1; sand, cement. - Allowance in Roof 2.
	Ridge Hip - Capped angle set in 3;1;sand, cement. - Allowance in roof 2
	Eaves tray 12 lm
	Verge - Strip coping stone and stack for re-use. Install new code 4 sheet lead soaker and flashing up and over parapet wall. Re-bed coping stones. 2.1 lm £461.30 Supply and install code 4 lead soakers with code 5 lead flashings to 3nr chimneys. - Allowance in roof 2

	Strip out existing box gutter, supply and fit new code 5 box gutter and t-pren expansion joints to existing falls and timbers. 4.9 lm
	Lead apron over lead box gutter. 4.9 lm
	Valley code 5 sheet lead and cuts to both sides. 3 lm
	Step flashing and soaker 2.5 lm
	Verge detail, standard 2" overhang. 2 lm
	Re-weather around loft hatch. 1 nr
	Remove previously boarded window and infill matching roof build up. 1 Nr
Roof 4	Stripping - slate, battens to full roof slope, Stack slate for re-use. 38 m2
	Area - reclaimed random slate based on 30% breakage. Batten, felt and slate. 38 m2
	Ridge Main - Capped angle set in 3;1; sand, cement. 8.9 lm
	Eaves tray 8 lm
	Valley code 5 sheet lead and cuts to both sides. 12 lm
	Verge - Strip coping stone and stack for re-use. Install new code 4 sheet lead soaker and flashing up and over parapet wall. Re-bed coping stones. 5.8 lm
	Strip out slate around window panes, set to one side those slates suitable for reuse, Strip and dispose of all defective lead, Supply and install code 4 sheet lead and seal against window pane, Re-slate around windows using existing slate, making up any shortfall to match as closely as possible. 3 Nr
Roof 5	Stripping - slate, battens to full roof slope, Stack slate for re-use. 47 m2
	Area - reclaimed random slate based on 30% breakage. Batten, felt and slate.
	Ridge Main - Capped angle set in 3;1; sand, cement. - Allowance in roof 1.
	Eaves tray
	Valley code 5 sheet lead and cuts to both sides.
Prov Sum	Lead cheeks and lead flat roof to dormer. - Coverings only not inc timber work.
Roof 6	Stripping - slate, battens to full roof slope, Stack slate for re-use. 25 m2
	Area - reclaimed random slate based on 30% breakage. Batten, felt and slate. 25 m2
	Ridge Main - Capped angle set in 3;1; sand, cement. - Allowance in roof 1. 9.9 lm £0.00
	Eaves tray 9.9 lm £54.12 Verge detail, standard 2" overhang. 3.3 lm
	Step flashing and soaker 2 Nr
Prov Sum	75mm Quinn Therm (or similar approved) insulation to the exposed roof elevations subject to L.A. approval.

No allowance has been made for power, water and storage.

Inspect & report on all exposed timbers and provide further estimate should any repairs or replacements be required. No allowance has been made for insulation. Estimate is based on original survey and subject to drawings and re-measure.