



# Schedule of Works

Rear single-storey kitchen extension

|                   |                                   |
|-------------------|-----------------------------------|
| Property          | 14 Example Road, Anytown, AB1 2CD |
| Project type      | Single-storey extension           |
| Anticipated start | 2026-05-01                        |
| Revision          | Rev 02                            |
| Issued            | 23/10/2026                        |

# Drawing Register

| Ref | Title / file                                  | Type                   |
|-----|-----------------------------------------------|------------------------|
| D01 | Existing ground floor plan.pdf                | Existing plans         |
| D02 | Proposed ground floor plan.pdf                | Proposed plans         |
| D03 | Proposed elevations.pdf                       | Elevations             |
| D04 | Section A-A.pdf                               | Sections               |
| D05 | Structural calculations and steel details.pdf | Structural engineering |

## Preliminaries and Preamble

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1. This Schedule of Works is a descriptive specification. Contractors are responsible for measuring and pricing all works shown on the drawings and described herein.
2. All works are to comply with current Building Regulations, British Standards, manufacturers' instructions and good practice.
3. Items marked PROVISIONAL are to be priced at the sum stated or with a clearly stated allowance. Items marked EXCLUDED are not to be priced.
4. Items marked CLARIFICATION REQUIRED identify information not yet confirmed. Tenderers should state any assumptions made.
5. The contractor shall allow for site set-up, welfare, protection of retained areas, waste removal and compliance with CDM 2015 for the duration of the works.
6. Where drawings and this schedule conflict, tenderers shall raise a query before submitting their price.

## Schedule of Works

### 01 Preliminaries and Site Establishment

| Item                                                        | Description                                                                                                                                                                                                                                                                  | Status   | Refs | Price GBP ex VAT |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>01.01<br/>Site set-up and welfare</b>                    | Provide welfare facilities, secure hoarding to rear garden, protection to retained floors and side access for the duration of the works.<br><br>Source: inferred                                                                                                             | INCLUDED |      | _____            |
| <b>01.02<br/>Waste management</b>                           | Provide skips for all waste arising with waste transfer notes retained and provided on completion.<br><br>Source: inferred                                                                                                                                                   | INCLUDED |      | _____            |
| <b>01.03<br/>Programme and occupied property protection</b> | Provide a proposed programme showing structural opening, weather-tight stage, service interruptions and handover. Maintain safe access to occupied areas, segregate work areas and agree any temporary loss of kitchen facilities before commencing.<br><br>Source: inferred | INCLUDED |      | _____            |
| <b>01.04<br/>Tender qualifications and responsibilities</b> | List exclusions and assumptions separately. Identify who supplies each finish and appliance. Confirm responsibility for Building Control liaison, inspection booking and certification; do not conceal unconfirmed work within a fixed lump sum.<br><br>Source: inferred     | INCLUDED |      | _____            |

### 02 Demolition and Alterations

| Item                                                      | Description                                                                                                                                                                                                                                                   | Status   | Refs     | Price GBP ex VAT |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|------------------|
| <b>02.01<br/>Form opening in rear wall</b>                | Take down existing rear wall between kitchen and garden to form new 5.2m opening, with temporary propping, to engineer's details.<br><br>Source: confirmed                                                                                                    | INCLUDED | D01, D05 | _____            |
| <b>02.02<br/>Service isolation and survey</b>             | Locate existing electricity, gas, water and drainage before demolition. Arrange safe isolation by competent trades and protect retained services. Raise a clarification if any concealed service conflicts with the proposed opening.<br><br>Source: inferred | INCLUDED |          | _____            |
| <b>02.03<br/>Temporary support and weather protection</b> | Prepare a temporary works sequence for the structural opening, maintain stability and provide weather protection until the new structure is enclosed. Temporary works design responsibility is to be stated in the return.<br><br>Source: inferred            | INCLUDED | D05      | _____            |

## 03 Groundworks and Foundations

| Item                                              | Description                                                                                                                                                                                                                                                                   | Status                | Refs     | Price GBP ex VAT |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------|------------------|
| <b>03.01<br/>Trench-fill foundations</b>          | Excavate and construct concrete trench-fill foundations to depth agreed with Building Control.<br><br>Source: confirmed                                                                                                                                                       | INCLUDED              | D04, D05 | _____            |
| <b>03.02<br/>Allowance for deeper foundations</b> | Allowance for additional depth should ground conditions or nearby trees require it.<br><br>Source: missing<br><br>CLARIFICATION REQUIRED: Is there a tree within 10m of the extension? Has a trial pit been dug?                                                              | PROVISIONAL<br>£2,500 |          | _____            |
| <b>03.03<br/>Ground condition verification</b>    | Inspect formation before placing concrete and record Building Control acceptance. Stop and seek direction where made ground, roots, groundwater or unexpected obstructions are encountered; describe the proposed basis for any additional allowance.<br><br>Source: inferred | INCLUDED              |          | _____            |

## 04 Below-Ground Drainage

| Item                                         | Description                                                                                                                                                                                                                                                                                                                                                                 | Status   | Refs | Price GBP ex VAT |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>04.01<br/>Divert foul drain</b>           | Divert existing foul drain around new footprint with new inspection chamber.<br><br>Source: confirmed                                                                                                                                                                                                                                                                       | INCLUDED | D02  | _____            |
| <b>04.02<br/>Drainage testing and access</b> | Maintain access for future rodding and inspection. Test new foul drainage before covering and provide a record of test results. Confirm any sewer ownership or build-over approval required before altering the existing route.<br><br>Source: missing<br><br>CLARIFICATION REQUIRED: Is the affected drain private or a public sewer, and is build-over approval required? | INCLUDED | D02  | _____            |

## 05 Ground Floor Construction

| Item                                    | Description                                                                                                                                                                                                                                                     | Status   | Refs | Price GBP ex VAT |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>05.01<br/>Insulated ground floor</b> | Ground-bearing slab with DPM, 120mm PIR insulation and 75mm screed ready for underfloor heating.<br><br>Source: confirmed                                                                                                                                       | INCLUDED | D04  | _____            |
| <b>05.02<br/>Damp-proof junctions</b>   | Lap the damp-proof membrane to the wall damp-proof course and seal penetrations. Coordinate thresholds, floor levels and insulation junctions to avoid damp bridging. Refer any conflicting levels to the designer before construction.<br><br>Source: inferred | INCLUDED | D04  | _____            |

**06 External Walls and Masonry**

| Item                                             | Description                                                                                                                                                                                                                                  | Status   | Refs     | Price GBP ex VAT |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|------------------|
| <b>06.01</b><br>Cavity walls                     | Facing brick outer leaf to match existing, 100mm full-fill insulation and block inner leaf.<br><br>Source: confirmed                                                                                                                         | INCLUDED | D03, D04 | _____            |
| <b>06.02</b><br>Existing-to-new masonry junction | Allow for suitable wall ties and connection to existing masonry, cavity closures at openings and continuous insulation at junctions. Match facing material using a sample agreed with the homeowner before ordering.<br><br>Source: inferred | INCLUDED | D03, D04 | _____            |

**07 Structural Steelwork**

| Item                                              | Description                                                                                                                                                                                                                                                       | Status   | Refs | Price GBP ex VAT |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>07.01</b><br>Steel beam over opening           | Supply and install steel beam on padstones, with fire protection, to engineer's design.<br><br>Source: confirmed                                                                                                                                                  | INCLUDED | D05  | _____            |
| <b>07.02</b><br>Structural inspection and records | Confirm fabricated steel matches the current engineer's details; retain identification and relevant installation records. Arrange inspection of bearings and connections before enclosing, and provide photographic records for handover.<br><br>Source: inferred | INCLUDED | D05  | _____            |

**08 Roof Construction and Coverings**

| Item                                       | Description                                                                                                                                                                                                                                                                    | Status   | Refs     | Price GBP ex VAT |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|------------------|
| <b>08.01</b><br>Flat roof                  | Warm-deck flat roof with single-ply membrane, insulation to Part L, aluminium trims and rainwater goods.<br><br>Source: confirmed                                                                                                                                              | INCLUDED | D03, D04 | _____            |
| <b>08.02</b><br>Rooflights                 | Supply and fit two fixed rooflights in the flat roof.<br><br>Source: missing<br><br>CLARIFICATION REQUIRED: Rooflight size and model not shown. Confirm make, size and whether opening.                                                                                        | INCLUDED | D02      | _____            |
| <b>08.03</b><br>Roof drainage and warranty | Coordinate roof falls, outlets and rainwater discharge with the drawings. Complete membrane junctions to the system manufacturer's instructions and provide the stated roof warranty. Raise any missing outlet or overflow detail before installation.<br><br>Source: inferred | INCLUDED | D03, D04 | _____            |

## 09 Windows and External Doors

| Item                                                        | Description                                                                                                                                                                                                                                                        | Status   | Refs     | Price GBP ex VAT |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|------------------|
| <b>09.01</b><br><b>Bi-fold doors</b>                        | Supply and fit 4.8m aluminium bi-fold doors, anthracite grey, double-glazed.<br><br>Source: homeowner                                                                                                                                                              | INCLUDED | D03      | _____            |
| <b>09.02</b><br><b>Glazing interfaces and certification</b> | Include perimeter sealing, suitable closers and making good around the doors. Coordinate the threshold with the external level and drainage. Provide product data, safety glazing confirmation, warranties and commissioning instructions.<br><br>Source: inferred | INCLUDED | D03, D04 | _____            |

## 11 Plumbing and Heating

| Item                                                      | Description                                                                                                                                                                                                                                                                                                                                                                               | Status   | Refs | Price GBP ex VAT |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>11.01</b><br><b>Underfloor heating</b>                 | Wet underfloor heating to the new extension, connected to the existing boiler.<br><br>Source: homeowner                                                                                                                                                                                                                                                                                   | INCLUDED |      | _____            |
| <b>11.02</b><br><b>Heating capacity and commissioning</b> | Check existing heat source and controls are suitable for the proposed underfloor heating. State any boiler modification or replacement separately; flush, test and commission the new circuit and hand over operating instructions.<br><br>Source: missing<br><br>CLARIFICATION REQUIRED: Has the existing boiler capacity and suitability for the additional heating load been verified? | INCLUDED |      | _____            |
| <b>11.03</b><br><b>Kitchen plumbing connections</b>       | Connect homeowner-supplied sink, dishwasher and appliances to agreed service locations. Allow for accessible isolation valves and leak testing. Confirm appliance specifications and any water treatment requirements before first fix.<br><br>Source: homeowner                                                                                                                          | INCLUDED |      | _____            |

## 12 Electrical Installations

| Item                                                            | Description                                                                                                                                                                                                                                                                                            | Status   | Refs | Price GBP ex VAT |
|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>12.01</b><br><b>Electrical installation</b>                  | New kitchen circuits, 12 downlights, sockets to kitchen layout, external light. Part P certificate.<br><br>Source: homeowner                                                                                                                                                                           | INCLUDED |      | _____            |
| <b>12.02</b><br><b>Electrical layout and first-fix approval</b> | Agree socket, appliance isolation, lighting and switching positions against the final kitchen layout before first fix. Verify capacity and condition of the existing consumer unit and identify any upgrade separately.<br><br>Source: missing<br><br>CLARIFICATION REQUIRED: Has the final electrical | INCLUDED |      | _____            |

**12 Electrical Installations**

| Item                                         | Description                                                                                                                                                                                                                                 | Status   | Refs | Price GBP ex VAT |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
|                                              | layout been approved and has the consumer unit been assessed?                                                                                                                                                                               |          |      |                  |
| <b>12.03 Testing and electrical handover</b> | Test completed circuits, label alterations at the consumer unit and provide the relevant electrical installation certificate and Building Regulations notification. Include operating information for new controls.<br><br>Source: inferred | INCLUDED |      | _____            |

**13 Plastering and Drylining**

| Item                                                | Description                                                                                                                                                                                                                                              | Status   | Refs | Price GBP ex VAT |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>13.01 Plasterboard and skim</b>                  | Plasterboard and skim to all new walls and ceilings, and make good to existing.<br><br>Source: inferred                                                                                                                                                  | INCLUDED |      | _____            |
| <b>13.02 Wet-area boards and movement junctions</b> | Use suitable boards and preparation at splash-prone locations; coordinate movement and junction details with the retained building. Prepare surfaces ready for the specified final finish and rectify defects before decoration.<br><br>Source: inferred | INCLUDED |      | _____            |

**14 Internal Joinery**

| Item                                          | Description                                                                                                                                                                                                                                                                                                                                                     | Status   | Refs | Price GBP ex VAT |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>14.01 Internal joinery and making good</b> | Make good retained skirting and internal trim disturbed by the opening. Agree profiles, finish and extent of replacement before ordering, and state whether replacement rather than repair is allowed for.<br><br>Source: missing<br><br>CLARIFICATION REQUIRED: Which existing skirting and trim are to be retained or replaced, and what profile is required? | INCLUDED |      | _____            |

**15 Kitchens and Bathrooms**

| Item                              | Description                                                                                    | Status   | Refs | Price GBP ex VAT |
|-----------------------------------|------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>15.01 Kitchen installation</b> | Fit kitchen units, worktops and appliances supplied by the homeowner.<br><br>Source: homeowner | INCLUDED |      | _____            |
| <b>15.02 Kitchen supply</b>       | Kitchen units and appliances are supplied by the homeowner.<br><br>Source: homeowner           | EXCLUDED |      | Not priced       |

## 15 Kitchens and Bathrooms

| Item                                           | Description                                                                                                                                                                                                                                                | Status   | Refs | Price GBP ex VAT |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>15.03 Kitchen coordination and delivery</b> | Obtain the approved supplier layout before setting out services. Agree delivery, storage, worktop templating and appliance connection dates; inspect homeowner-supplied items on receipt and report damage or missing components.<br><br>Source: homeowner | INCLUDED |      | _____            |

## 16 Wall and Floor Finishes

| Item                                                | Description                                                                                                                                                                                                                                                                                                                                                                        | Status                | Refs | Price GBP ex VAT |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------|------------------|
| <b>16.01 Floor tiling</b>                           | Supply and lay large-format porcelain floor tiles.<br><br>Source: homeowner                                                                                                                                                                                                                                                                                                        | PROVISIONAL<br>£3,000 |      | _____            |
| <b>16.02 Kitchen splashback</b>                     | Splashback material, coverage and supply responsibility are not selected. Do not assume tiles, glass or stone; state an allowance or qualification pending the homeowner's selection.<br><br>Source: missing<br><br>CLARIFICATION REQUIRED: What splashback material and extent are required, and who supplies it?                                                                 | PROVISIONAL           |      | _____            |
| <b>16.03 Floor finish selection and preparation</b> | Confirm selected tile, pattern, grout and threshold treatment. Check screed suitability and moisture condition before installation, coordinate movement joints with underfloor heating and follow the adhesive manufacturer's system.<br><br>Source: missing<br><br>CLARIFICATION REQUIRED: Confirm the tile selection, laying pattern, grout and transition to existing flooring. | INCLUDED              |      | _____            |

## 17 Painting and Decorating

| Item                                           | Description                                                                                                                                                                                                                                    | Status   | Refs | Price GBP ex VAT |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>17.01 Decoration</b>                        | Mist coat and two coats of emulsion to new walls and ceilings.<br><br>Source: inferred                                                                                                                                                         | INCLUDED |      | _____            |
| <b>17.02 Decoration samples and protection</b> | Agree colour and sheen samples with the homeowner. Protect installed doors, flooring and kitchen during painting; fill and prepare surfaces, maintain drying times and leave a small labelled quantity for touch-ups.<br><br>Source: homeowner | INCLUDED |      | _____            |

**18 External Works and Landscaping**

| Item                                                              | Description                                                                                                                                                                                                                                                                                                                                                            | Status   | Refs     | Price GBP ex VAT |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|------------------|
| <b>18.01</b><br><b>Patio reinstatement</b>                        | Reinstate the patio outside the new doors with a level threshold.<br><br>Source: missing<br><br>CLARIFICATION REQUIRED: Patio size and paving material not specified.                                                                                                                                                                                                  | INCLUDED | D02      | _____            |
| <b>18.02</b><br><b>External levels and rainwater coordination</b> | Agree finished paving levels and junctions around the new opening. Confirm surface-water discharge and access requirements; avoid bridging the damp-proof course and identify any required drainage channel before pricing.<br><br>Source: missing<br><br>CLARIFICATION REQUIRED: Confirm finished patio levels and whether a threshold drainage channel is specified. | INCLUDED | D02, D04 | _____            |

**19 Testing, Commissioning and Certification**

| Item                                             | Description                                                                                                                                                                                                                                                         | Status   | Refs | Price GBP ex VAT |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>19.01</b><br><b>Building Control sign-off</b> | Arrange inspections and obtain the completion certificate, plus electrical and gas certificates.<br><br>Source: inferred                                                                                                                                            | INCLUDED |      | _____            |
| <b>19.02</b><br><b>Completion evidence</b>       | Assemble Building Control completion documentation, electrical certification, heating commissioning records and relevant product warranties. Identify any outstanding third-party inspection or approval before the proposed handover date.<br><br>Source: inferred | INCLUDED |      | _____            |

**20 Completion and Handover**

| Item                                                       | Description                                                                                                                                                                                                                                              | Status   | Refs | Price GBP ex VAT |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------------------|
| <b>20.01</b><br><b>Snagging and handover</b>               | Joint snagging inspection, builder's clean and handover of all certificates and warranties.<br><br>Source: inferred                                                                                                                                      | INCLUDED |      | _____            |
| <b>20.02</b><br><b>Defects and homeowner demonstration</b> | Record the joint snagging list, agreed rectification dates and contact for defect reporting. Demonstrate door operation, heating controls and maintenance points; confirm the contractual defects arrangements in the quotation.<br><br>Source: inferred | INCLUDED |      | _____            |

## Tender Return Summary

| Description            | Amount GBP  |
|------------------------|-------------|
| Subtotal excluding VAT | <div></div> |
| VAT rate / amount      | <div></div> |
| Total including VAT    | <div></div> |
| Builder / company      | <div></div> |
| Tender validity        | <div></div> |
| Proposed programme     | <div></div> |

## Revision History

| Revision | Date       | Note                                              |
|----------|------------|---------------------------------------------------|
| Rev 01   | 02/03/2026 | Schedule of Works generated                       |
| Rev 02   | 09/03/2026 | Bi-fold door and kitchen supply choices confirmed |