

Ref: 142209/LO/2025 - 21 Manor Street, Manchester, M12 6HE
SCHEDULE OF WORKS

PRELIMINARY WORKS**SITE SETUP**

1. Delivery of site accommodation
2. Site fencing and gates installation
3. Temporary screens for building protection
4. Installation of site office, storage, and welfare facilities
5. Setting up security measures (if required)
6. Installation of temporary services (electricity, water, fire precautions)
7. Establishment of site signage
8. Provision of temporary floor protection (plywood sheeting, Visqueen)

DEMOLITION & STRIP-OUT

1. Demolish half-brick plastered walls
2. Remove skirting boards
3. Remove internal doors, casings, and screens
4. Remove floor finishes
5. Strip out existing plumbing, fixtures, and fittings
6. Create new door openings as required

INTERNAL WORKS**WALLS & PARTITIONS**

1. Install fire-rated double stud partitions with insulation
2. Install standard stud partitions with fire boarding and insulation
3. Form new door openings within partitions

DOORS & WINDOWS

1. Install new internal single doors (fire-rated, glazed fire-rated, and standard)
2. Install new door casings (standard and fire-rated)
3. Install fire screens
4. Install necessary ironmongery (hinges, locks, latches, lever handles, intumescent strips, fire signage)
5. Repair and refurbish windows

FLOOR FINISHES

1. Install plywood decking
2. Apply latex screeding for leveling
3. Install Ditra matting (where applicable)
4. Install floor tiling and vinyl sheeting
5. Install stair finishes (plywood treads, screeding, vinyl sheet treads, risers, nosings)

WALL FINISHES

1. Install skirting tiles
2. Install wall tiling as per specification

CEILING FINISHES

1. Install metal frame (MF) ceiling system with plasterboard and skim coat

DECORATION

1. Paint skirting boards
2. Paint door casings and glazed screens
3. Paint window boards and window frames
4. Paint all ceilings and walls

FIXTURES & FITTINGS

1. Supply and install kitchen units

MECHANICAL & ELECTRICAL WORKS

PLUMBING & HEATING

1. Install kitchen and shower plumbing systems
2. Install heating systems

ELECTRICAL WORKS

1. Install lighting and power systems
2. Conduct necessary works within walls and ceilings for electrical installations

COMPLETION & HANDOVER

FINAL WORKS

1. Conduct builders' clean of all flats and corridors
2. Sparkle clean (if required)
3. Jet wash external areas
4. Prepare operation and maintenance manuals
5. Ensure compliance with Considerate Constructors guidelines