



UNDERWOOD Associates
CHARTERED BUILDING SURVEYORS

SCHEDULE OF WORK

(RE ROOFING)

DALSTON PARISH COUNCIL OFFICES
FORGE GREEN
RIVERSIDE
DALSTON CA5 7QG



North Elevation ('rear')

Instruction No: UA/1547

Date: 3rd November 2025

UNDERWOOD Associates
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Warwick Bridge
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- ❖ **Building Surveys**
- ❖ **Dilapidations**
- ❖ **Defect Investigations**
- ❖ **Schedules of Condition**
- ❖ **Insurance Reinstatements**
- ❖ **Reinstatement Assessments**

Company Number: 7179607

Director: Jonathan SC Underwood BSc (Hons) Est Man MRICS

Regulated by RICS



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		Quant	Unit	Rate	£	p
1.0	GENERAL					
	Orientation					
1.1	All references as to direction are made when facing the main elevation from the allotment gardens. This elevation/roof slope faces South and shall be regarded as 'front' for the purpose of this Schedule.					
1.2	All other elevations are identified according to the points of the compass.					
1.3	<p>In the context of re-roofing, each of the roof slopes are referenced, working clockwise from the front of the building, thus:</p> <p>RS1 – South facing roof. RS2 – West facing roof. RS3 – East facing (inner) roof. RS4 – North facing roof (to courtyard)</p> <p>Scope of Work</p>					
1.4	The work to be priced in this Schedule involves the complete re-roofing of the main roof slopes RS1 – RS4 inc using Westmorland slate. The small porch to the West elevation is not included in the work.					
1.5	The work is more fully described in the sections below.					
2.0	PREAMBLE					
2.1	This schedule describes the work to be undertaken at the subject property.					
2.2	Any incidental damage caused by the works (including external areas and surfacings) to be made good by the Contractor to the full satisfaction of the Employer, Dalston Parish Council.					
2.3	All work shall be carried out in a proper workmanlike manner in accordance with current British Standards and Codes of Practice, and manufacturer's recommendations, and to the full satisfaction of the Employer.					

		Quant	Unit	Rate	£	p
2.4	The property is a Grade II Listed building, and the Employer will be responsible for obtaining the necessary consents, including Listed Building, Building Regulations and a bat report prior to commencement of the work.					
2.5	Tenders for the work are to be based upon the descriptions and requirements detailed in this schedule and must be submitted on a firm basis.					
2.6	Tenders are to include a fully priced copy of this schedule, completed forms of tender, and non-conclusive certificate as provided elsewhere.					
3.0	HEALTH & SAFETY					
3.1	The property is currently occupied on the following basis: Ground Floor (part) – Dalston Parish Council (DPC) offices. Ground and 1 st floor (West) – 2 storey dwelling let by DPC. First floor (part) – 1 st floor apartment let by DPC					
3.2	The property will continue to be occupied and used on the basis described above and the work is to be planned and executed taking this into account.					
3.3	Allow for all health and safety requirements prior to and during the works including staff welfare and toilet, PPE, preparation of RAMS, temporary signage, temporary lighting, fire safety and similar to ensure the safe execution of the work and those affected by it.					
3.4	Allow for all necessary temporary protection to open roofs to prevent water ingress into the occupied parts, including forming an appropriate 'dry seal' at the end of each working day (such as batten fixed tarpaulins).					
4.0	SCAFFOLDING					
4.1	Allow for a full scaffolding system to all elevations sufficient to safely carry out the work. Allow for any running alterations during the work and remove all scaffolding on completion.					

		Quant	Unit	Rate	£	p
5.0	STRIPPING EXISTING ROOFS NB: approximate quantities are provided for estimating purposes only Existing Coverings					
5.1	Carefully uplift all sandstone ridge and hip units, clean off and set aside for re use. <u>Allow 28 linear metres</u>					
5.2	Carefully remove all existing graduated Westmorland roofing slate from roofs RS1 – RS4 inc. and set aside. <u>Allow the total area of 160 square metres</u>					
5.3	Sort and grade the existing slates for re use and remove all unusable slates from site. <u>Assume 65 square metres (coverage) of reusable/retained slates</u>					
5.4	Carefully uplift the stone eaves slate course to entire perimeter of building, clean off and set aside for re use.					
5.5	Turn back flashings to the existing 2nr chimney stacks and leave ready for new slates					
5.6	Strip all battens, torching etc. from the existing roof slopes RS1 – RS4 inc. and cart from site. <u>Allow for carefully removing all fallen torching from loft insulation (appropriate caution to be exercised when entering loft spaces)</u>					
5.7	Strip out existing lead to valley between RS3 and RS4 and clear away (any salvage to become the property of the contractor). Allow for inspection of valley boards to ensure suitability for retention.					

		Quant	Unit	Rate	£	p
6.0	RE SLATING					
	'Imported' Materials					
6.1	Supply good second-hand Westmorland slates in graduated sizes to make up shortfall of existing slates.					
	<u>Allow the coverage area of 95 square metres for supply of 'imported' slates (after allowing for all cutting and wastage)</u>					
6.2	Supply good second-hand red sandstone ridge units to replace those existing units which cannot be re used.					
	<u>Allow 9 linear metres</u>					
	New Roof Coverings					
6.3	Refix existing sandstone eaves course including 1:3 NHL lime mortar bedding to approval.					
6.4	Lay new code 4 lead valley lining to valley between RS3 and RS4 including tilt fillets as required. Lead to be laid in max 1.5m lengths and, in all other respects, to Lead Sheet Association recommendations.					
6.5	Supply and lay Proctor Roofshield breathable underlay to all roof slopes, with minimum 150mm laps. Supply and fix 50mm x 25mm tanalised slate laths, gauge to suit diminishing courses.					
6.6	Using the existing retained and, good second-hand, Westmorland green slates (see allowance for supply of additional slates above) recover all roof slopes to random width/diminishing courses using copper nails.					
6.7	Allow for all raking cuts to valley, chimney and hip positions.					
6.8	Supply and fix code 4 lead soakers to chimney abutments and form new approved 1:3 NHL mortar fillets to North gable chimney. Redress stepped flashings to the other chimney.					
6.9	Make good and repoint verges to North and East Gables using an approved 1:3 NHL mortar.					
6.10	Allow for reintegrating the 2nr existing slate vents to RS4 which serve extract fans to the first-floor apartment.					

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7.0	JOINERY					
7.1	<p><u>Allow the Provisional Sum of £1,500 (one thousand five hundred pounds)</u> for any joinery renewals due to decay/worm etc. which may be revealed upon stripping the existing roofs.</p> <p>NB: this item is provisional, and any expenditure must be pre-agreed with the Employer, in terms of scope and price, prior to any additional work being carried out.</p>				1,500	00

		Quant	Unit	Rate	£	p
8.0	CONTINGENCY					
8.1	<p><u>Allow the Contingency Sum of £2,500 (two thousand five hundred pounds)</u> for any unforeseen work that may be found to be required during the course of the works.</p> <p>NB: any expenditure against this sum must be pre-agreed with the Employer, in terms of scope and price, prior to any additional work being carried out.</p>				2,500	00