

Landlords Schedule of Works for Spend To Let (S2L)

Property: Coachman, Hartford

Date: 17th May 2022 V1

1.00	External Works
	<ul style="list-style-type: none"> PQ corridor / stairs -Replace rotten window with new Replace accommodation kitchen window with new UPVC
2.00	Lessee Accommodation
2.01	<ul style="list-style-type: none"> Accommodation Bathroom- Ease and adjust window Bedroom One -Ease and adjust window & provide 2 New locks
2.02	N/a
2.03	N/a
2.04	<ul style="list-style-type: none"> Replace shower screen with new Replace wall tiles in shower cubicle with new Replace draws & fronts on wash hand basin with new
2.05	<ul style="list-style-type: none"> PQ Bathroom -Replace vinyl flooring with new including trims 6mm ply 2.5m x 3.8m
2.06	<ul style="list-style-type: none"> PQ kitchen -Replace vinyl with new. Sub floor repairs 3m x 12.4m PQ kitchen- Repairs to existing kitchen units (replace faulty hinges, repairs to door fronts and base units) Adjust units to allow for white goods. Replace worktop and trim . Replace missing skirting board
2.07	<ul style="list-style-type: none"> PQ Bathroom -Decorate walls and ceiling PQ Bed one -Decorate walls only. Carpet clean. Replace missing skirting & door PQ kitchen -Install additional tiles below extraction . Decorate walls & ceiling PQ Bed two -Decorate walls and ceiling's. Carpet clean PQ lounge- Decorate walls. Carpet clean PQ Bed three -Decorate walls and ceiling PQ Office -Strip carpet, sub floor repairs 6mm ply
2.08	Check & allow to install Carbon Monoxide detector to Boiler Location of Gas Appliances as required.
3.00	Catering Kitchen
3.01	<u>If Beyond Economical Repair</u> the following items of catering kitchen equipment to be removed and replaced with like for like equivalent:
3.02	<u>If requiring repair</u> the following equipment to be serviced and repaired: <ul style="list-style-type: none"> e.g. - Gas griddle/ Undercounter fridge-TBC
4.00	Cellar
	N/a
4.00	Sustainability
6.01	Install 300mm of fibreglass insulation quilt to loft spaces as required.
6.02	Check & allow to replace none LED lamps with new LED lamps as follows. <ul style="list-style-type: none"> PQ Bathroom -Replace two lights with LED VP lights PQ Kitchen- Replace light with new LED VP light