

Landlords Schedule of Works for Spend To Let (S2L)

Property: Stanleys, Wirral

Date: 19th May 2022 V2

1.00	External Works
	<ul style="list-style-type: none"> N/a
2.00	Lessee Accommodation
2.01	<ul style="list-style-type: none"> PQ Bathroom- Ease and adjust window. Replace ironmongery if req PQ Lounge- Ease and adjust window PQ Bed 1 -Ease and adjust window and replace failed pane of glass PQ Bed 2- Replace failed pane of glass Ease and adjust window PQ Kitchen -Ease and adjust window PQ Entrance from stairs- Replace damaged fire door with new Including decorations PQ Accom Stairs FF window- Ease and adjust Replace ironmongery
2.02	N/a
2.03	N/a
2.04	N/a
2.05	<ul style="list-style-type: none"> PQ Bathroom - Replace vinyl with new (Damaged round the edges) Include new 6mm ply (floor feels soft in areas) 2.7 x 2.5m
2.06	<ul style="list-style-type: none"> PQ kitchen - Replace torn damaged vinyl with new 4.2 x 4.3m
2.07	<ul style="list-style-type: none"> PQ Bathroom -Decorate walls and ceiling PQ Hallway- Decorate walls and ceiling PQ kitchen - Decorate walls PQ Bed Two - Decorate walls .Repairs to existing 6mm ply Allowance to replace damaged sections if required PQ lounge- Decorate walls & ceiling PQ Accom Stairs -Repairs to 6mm ply Allowance to replace if require
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> catering kitchen equipment to be removed and replaced with like for like equivalent.
3.02	As above
4.00	Cellar
	N/a
4.00	Sustainability
6.01	N/a
6.02	N/a