

# SCHEDULE OF WORKS

## High Acres Kingswinford

14-Mar-22

<b>Lessee:</b>	TBC
<b>Star RPM:</b>	Gavin Williams
<b>Star BDM:</b>	Thomas Timmons
<b>Designer:</b>	N/A
<b>QS:</b>	N/A
<b>Contractor</b>	Flemmings

Item	Scope of Works
<b>1.0</b>	<b>Private Accommodation</b>
1.01	Accommodation - Decorate throughout
1.02	Accommodation - Renew flooring in bathroom and kitchen
1.03	Accommodation - Reposition socket above cooker
1.04	Accommodation - Install supply for electric cooker
<b>2.0</b>	<b>Heating &amp; Plumbing</b>
2.01	On taking over the property on a substantive agreement - there will be provided a <b>SATISFACTORY</b> gas safety certificate(s) ( <b>LANDLORDS GAS SAFETY RECORD</b> ) to cover all gas appliances (incl. boilers; fires and catering equipment as applicable) Heating system should cover all trade and domestic areas and be operational.
2.02	Provision of Legionella test and Satisfactory test certificate.
<b>3.0</b>	<b>Electrical</b>
3.01	On taking over the property on a substantive agreement - there will be provided <b>SATISFACTORY</b> electrical safety certificates including: - <b>EICR</b> (Electrical Installation Condition Report on the Fixed wiring system); <b>FIRE ALARM &amp; EMERGENCY LIGHTING</b>
<b>4.0</b>	<b>Removals</b>
4.01	No Works.
<b>5.0</b>	<b>External</b>
5.01	No Works.
<b>6.0</b>	<b>Trade Ares</b>
6.01	No Works.
<b>7.0</b>	<b>Toilets</b>
7.01	No Works.
<b>8.0</b>	<b>Trade Kitchen</b>
8.01	No Works.
<b>9.0</b>	<b>Cellar</b>
9.01	Prepare and paint cellar walls and ceilings
<b>10.0</b>	<b>Signage</b>
10.01	No Works.
<b>11.0</b>	<b>Other</b>
11.01	On taking over the property on a substantive agreement - there will be provided a <b>SATISFACTORY ASBESTOS Management survey</b> of the premises. R&D survey to be undertaken where required for new intrusive works listed on schedule.

11.02	On taking over the property on a substantive agreement - there will be provided an <b>EPC (Energy Performance Certificate)</b> of the premises. No allowance for works recommended within unless stated.
11.03	On taking over the property on a substantive agreement - there will be provided a <b>Fire Safety Physical Property Inspection Report (FSPPI)</b> in relation to Fire Risk. Any remedial works identified as <b>Priority P1 or P2</b> to be completed by Star (Ref: FSPPI by FSS issued <b>25th February 2020</b> ) Incl. provision of recommended Fire Fighting equipment.  It is a legal requirement under <b>The Regulatory Reform (Fire Safety) Order 2005</b> that the Operator of the business is responsible for the Fire Safety of the Premises, any operational matters must be addressed by the responsible party for fire risk (i.e. the Operator / Lessee) Lessee to provide <b>FRA (Fire Risk Assessment)</b>
11.04	
<b>12.0</b>	<b>STAR F&amp;F</b>
12.01	No Works.
<b>13.0</b>	<b>LESSEE F&amp;F</b>
13.01	No Works.