



benjamin+beauchamp
architecture design conservation

the borough studios, the borough, wedmore, somerset BS28 4EB
T 01934 713313 F 01934 713314
studio@b2architects.com www.b2architects.com

COMPTON DANDO

Blessed Virgin Mary

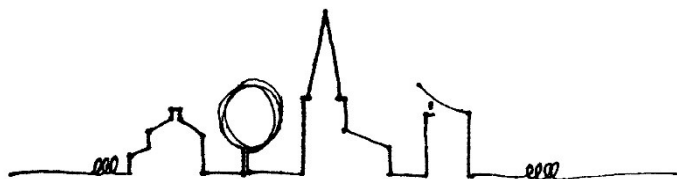
Vestry Re-roofing - Schedule of Works



Project No 0283

Rev -

September 2025



CONTRACT SCHEDULE

Item	Description	Spec Ref	Tender £
A	PRELIMINARIES		
A1	Provide, erect and maintain all necessary and adequate scaffolding required for the execution of the works, and clear away when no longer required or at the end of the Contract. If permanent scaffold is proposed, the design will need to be agreed in advance with the architect and no fixings of any form into the building will be permitted. If permanent scaffold is proposed, provide solid non-climbable hoarding to a minimum of 4m high all round the full perimeter of the scaffold, in accordance with ecclesiastical insurers requirements for metal theft cover, with pass door and lock. The door to be kept locked at all times when the site is not attended. Fit Yale latch for use during the day so workers within can escape in the case of a fire. Access to the vestry door will not be required during the work - the scaffold can pass in front of this door.		
A2	If tower scaffolds are proposed then they must be removed at the end of each day or made inaccessible and any ladders must be locked up.		
A3	Provide, install and maintain all necessary and adequate protections required to protect the building and its contents, and adjacent fabric, windows, roofs and the like against water, dust, smoke, fire, weather, mechanical damage and the like. Clear away protections when no longer needed or at the end of the Contract.		
A4	Cover and protect all parts of windows above the working lift in the scaffolded area with durable sheeting. Upon completion of the works, cart away and make good any damage caused by the installation of the protection.		
A5	Take particular care that protections in some cases have to be removable to allow normal ventilation and access where occupied sites are concerned. Ensure at all times that protections are in place before work commences and in the best possible state of repair.		
A6	The Contractor is to be responsible for providing adequate protection for all members of the public.		
A7	In consultation with the church organist cover and protect the organ before any work commences internally or externally for the duration of the contract. Maintain the protection at all times for the duration of these works. Provide double layer of plastic and extend over keyboards. Check with the organist to ensure the work covers all aspects of the instrument. Include for removal and cart away on completion.		

Item	Description	Spec Ref	Tender £
A8	Provide and maintain for the duration of the Contract and at all times, all necessary and adequate measures of security, physical and otherwise, required to protect the works, the building and its contents and adjacent property against theft, trespass, vandalism, and all other unlawful intrusion.		
A9	Ensure that at the end of the working day all tools and the like are securely locked away or removed from the site and ladders taken down and chained and padlocked.		
A10	Allow for the provision of security lighting to be fitted to the scaffolding in consultation with the Architect and/or the Employer in accordance with ecclesiastical insurers requirements.		
A11	The Contractor should identify here the cost for the provision of their own Welfare Facilities for the duration of the works.		
A12	The contractor is to allow for a joint site inspection as part of the Pre-Contract meeting before the works commence. As part of this inspection, the Contractor is to complete a full photographic record of the site area including the building, paths, memorials and the like within the work area and between the work area and the parking/delivery area. The contractor will be expected to make good.		
A13	During heavy use and to avoid repeatedly tracking across grassed sections lay a run of matting to protect the grass. Pin down.		
A14	Allow here for any further preliminary costs not included above.		
	Sub-total Prelims		0.00

B	DAYWORKS AND CONTINGENCIES		
	The contractor is to allow for providing the provisional amounts of labour and materials to be used as directed by the architect in dayworks throughout the period of the contract and during the defects liability period. The rates inserted for each class of labour are interpreted as the total cost of employing one man for one day.		
B1	General labourer: Allow for one day		
B2	Carpenter: Allow for one day		
B3	Stonemason: Allow for one day		
B4	Roofer: Allow for one day		
B5	Lead Worker: Allow one day		
B6	Provide the provisional sum of £250 for plant to be used in day works		250.00
B7	Percentage rate% on the above (insert rate)		
B8	The materials to be used in day works will be paid for at net cost plus a percentage for handling, profit and like. Allow the Provisional Sum of £250 for materials to be used in dayworks.		250.00
B9	Percentage rate% on the above (insert rate)		
B10	Additional general contingency		1,000.00
	Sub-total Dayworks & Contingencies		1,500.00

C	ROOF STRIPPING		
	<i>The south slope measures approx 8.6m x 2.1m above the lead gutter. The north slope measures approx 8.6m x 2.75m.</i>		
C1	Rainwater Goods: Eaves gutter and 'driven in gutter brackets', and downpipe to be carefully dismantled and set aside on site for re-use.		
C2	North Slope, note: Existing slates are Ffestiniog 300 x 600mm.		
C3	South Slope, note: Existing slates are a mix of Penrhyn, Ffestiniog and imports, generally 300mm wide, with an exposure of between 250mm and 270mm.		

Item	Description	Spec Ref	Tender £
C4	Roof stripping: Carefully lift off clay ridge tiles and set aside until needed. Hack off failing cementitious fillets from abutments. Strip all slates, from both slopes. The slates of each slope are to be kept separately and clearly labelled.		
C5	Battens & felt: Strip and dispose of all battens, counter battens and bituminous felt. Clear debris from ceiling boarding and from heads of walls.		
C6	Lead Gutter: Strip lead from lower bay, measuring approx 2950 x 250mm and carefully lift boards to allow for inspection. Allow a credit for the salvage value of the lead. Carefully lift the overcloak of the intermediate drip above the lower bay to allow work to be undertaken.		
C7	Lead Flashings: Remove all flashings above the lead gutter and allow a credit for salvage.		
Sub-total Roof stripping			0.00

D	TIMBER REPAIRS & TREATMENT		
D1	Wallplate repair: Provisionally allow to replace 1.5 linear meters of decayed wall plate using 75 x 150mm Douglas Fir. Half-lap onto existing and bed on lime mortar.		
D2	Rafter feet repairs: Provisionally allow to undertake 6 no. rafter sister repairs, each 800mm long, bolting to sound timber. Assume treated Douglas Fir 50x100mm. Discuss scope with architect before proceeding.		
D3	Timber repairs to lead gutter: Beneath the lower bay in the lead gutter, provisionally allow to undertake the following repairs: Remove 4no decayed bearers Remove a 1.2m length of decayed pole plate Fix a new pole plate 1.2m long using Douglas Fir 125x50 Fix 4no new bearers using Douglas Fir 100x50 Sister 4no decayed rafter feet using Douglas Fir 800mm 100x50 Re-lay existing boards		
D4	Timber Treatment: Where active beetle or fungal attack is present, provisionally allow to apply two liberal coats of Lignum Pro D156 to a 1.5m length of wall plate and 8no. Rafter feet, continuing 1m up the rafters on all faces.		
Sub-total Timber Repairs & Treatment			0.00

Item	Description	Spec Ref	Tender £
E	ROOFING		
E1	Insulation: Lay 25mm Steico flex, wood fibre insulation on top of ceiling boards, tightly fitted between rafters, and continuing from ridge level to wall plate.		
E2	Lead gutter: Lay Code 8 milled lead to tapering gutter, dressing through the parapet to form an outlet, and dressing down the overcloak on the intermediate drip above. Continue min 100mm up against the Chancel wall and similarly up the south slope, continuing up against the tilting fillet with a welted return.		
E3	Felt & Battens: Drape Type 1F felt to all areas. Fix tile battens to all areas, allowing for 100mm headlap in all areas, noting the varying sizes of reclaimed slates and reducing the exposure of south slope slates to 200mm to achieve a suitable headlap.		
E4	Ventilation: Fix a proprietary over-fascia vent along both tilting fillets to all continuous 10mm ventilation to the eaves of both slopes.		
E5	North Slope: True length approx 2750mm x 8600mm. Assume 40% reclamation rate. Supply sufficient 300x600 Ffestiniog 'County' grade 300x600 slates to make up shortfall. Supply under-eave slates and slate-and-a-halves at abutments. Lay all, with reclaimed slates laid in a band towards the ridge.		
E6	South Slope: True length approx 2100mm x 8600mm. Assume a 50% reclamation rate. Supply sufficient 300x600 Ffestiniog 'County' grade 300x600 slates to make up shortfall. Supply under-eave slates and slate-and-a-halves at abutments. Lay all, with reclaimed slates laid in a band towards the ridge.		
E7	Abutment leadwork: Individual Code 4 soakers throughout. At the gable, cut out the bedjoint of the gable copings to a depth of 50mm and insert code 5 cover flashings. Against the north aisle gable abutment, cut short sections of bedjoints and install individual step flashings. Around the chimney, renew the lead back gutter and renew lead cover flashings using Code 5 milled lead. Point all flashing grooves using lime mortar.		
E8	Gutter flashings: Increase depth of flashing groove to 35mm and fix new Code 5 flashings. Repoint using lime mortar.		
E9	Smart water: The PCC will supply a small container of Smartwater free issue. Apply to underside of gutter leadwork in accordance with manufacturers instructions and EIG requirements.		
E10	Ridge: Re-lay ridge on a minimal bed of lime mortar and point perp joints, using a dark lime mortar. Provide samples of lime for approval.		
	Sub-total Roofing		0.00
F	RAINWATER GOODS		
F1	North Slope eaves gutter, downpipe and gutter brackets to be redecorated, then brackets to be reset into the wall and pointed in place using lime mortar. Reinstall downpipe and gutter, sealing junctions and touching up as needed.		
	Sub-total Rainwater Goods		0.00

Item	Description	Spec Ref	Tender £
G	MASONRY REPAIRS		
G1	Provide 3no samples of repointing mortar for semi-coursed rubble masonry for approval, each 500x500mm.		
G2	East Wall of North Aisle: Allow for 100% repointing in a lime mortar to match existing - approx 10sqm.		
G3	North Wall of Chancel: Allow for 50% repointing in a lime mortar to match existing - approx 8 sqm.		
G4	East Wall of Vestry: Allow for rfilling of fine fractures on ashlar stone near the valley gutter outlet on the east elevation- approx 2 sqm.		
	Sub-total Masonry Repairs		0.00

H	COMPLETION		
H1	Clean down the works thoroughly, remove all debris, clear out all gutters, sumps, hoppers and down pipes. Leave the rainwater disposal system running freely in allocations.		
H2	Remove all manufacturers labels from any equipment supplied.		
H3	Check all traps, gulleys, drains and the like are free of debris and free flowing.		
H4	Co-ordinate with the churchwarden to ensure all is in order before leaving site. Make good any damage to grassed areas, tarmac paths and the like before leaving.		
H5	Leave all in a clean and serviceable state.		
	Sub-total Completion		0.00

	GENERAL SUMMARY		
	TOTAL SECTION A - PRELIMINARIES		0.00
	TOTAL SECTION B - DAYWORK AND CONTINGENCIES		1,500.00
	TOTAL SECTION C - ROOF STRIPPING		0.00
	TOTAL SECTION D - TIMBER REPAIRS & TREATMENT		0.00
	TOTAL SECTION E - ROOFING		0.00
	TOTAL SECTION F - RAINWATER GOODS		0.00
	TOTAL SECTION G - MASONRY REPAIRS		0.00
	TOTAL SECTION H - COMPLETION		0.00

	TOTAL MEASURED (TAKEN TO VALUATION)		1,500.00
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