SITE survey. APP

SITE SURVEY REPORT

Schedule of Works

Prepared for	Northgate Housing
Date	21 Sep 2026
Site	34 Kirkdale Crescent, Bramley, Leeds
Prepared by	G. Ahmed

FORM

Schedule of Works

1. Property and purpose

Project	34 Kirkdale Crescent, Bramley, Leeds: void repairs
Client	Northgate Housing
Property	34 Kirkdale Crescent
Address	34 Kirkdale Crescent, Bramley, Leeds LS13 3NQ
Property location	Front door, 34 Kirkdale Crescent · 53.806410, -1.634120 (SE 24192 34519, ±4 m)
Date	21 Sep 2026
Prepared by	G. Ahmed, voids surveyor
Purpose	Repairs to an empty property
What is it based on?	Void inspection on 21 September 2026
Will the property be occupied during the work?	No
Was the building built before 2000?	Yes
Asbestos information	Survey or register seen
Does the asbestos information cover the work in this schedule?	Yes, refurbishment survey covers it

2. Items of work

Rooms and locations 1: Bathroom

Room or location	Bathroom

Work in this room 1: Electrical

Element	Electrical
Work required	Remove the old extractor fan and fit a humidity controlled fan that runs on, into the existing duct. Mould on the ceiling is treated under the decoration item.
Quantity	1

Unit	Item
Rate (£ per unit)	285.00
Trade	Electrician
Priority	Essential: safety or weathertight
Item total (£)	285.00

Photos



Work in this room 2: Bathroom

Element	Bathroom
Work required	Rake out failed grout, regrout the splashback and renew the bath sealant. Area taped at 1.7 by 1.8 m.
Measured length (m)	1.70
Measured height or width (m)	1.80
Measured area (m²)	3.06
Quantity	3.06
Unit	Square metres
Rate (£ per unit)	60.00
Trade	General builder
Priority	Needed to let or occupy
Item total (£)	183.60

Photos



This room: items	2
This room: essential items	1
This room: estimated cost of the items (£)	468.60

Rooms and locations 2: Kitchen

Room or location	Kitchen

Work in this room 1: Plumbing and heating

Element	Plumbing and heating
Work required	Service the combi boiler and carry out a gas safety check before the new tenancy
Quantity	1
Unit	Item
Rate (£ per unit)	110.00
Trade	Plumber or heating engineer
Priority	Essential: safety or weathertight
Item total (£)	110.00

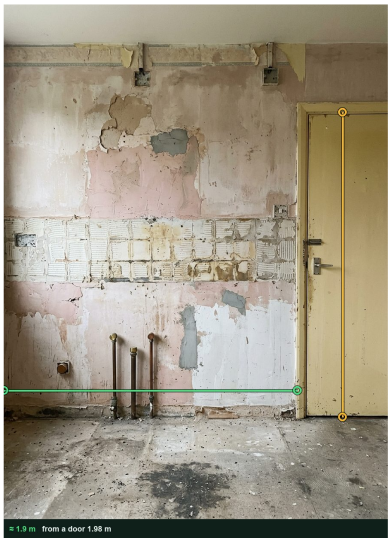
Photos



Work in this room 2: Internal walls and ceilings

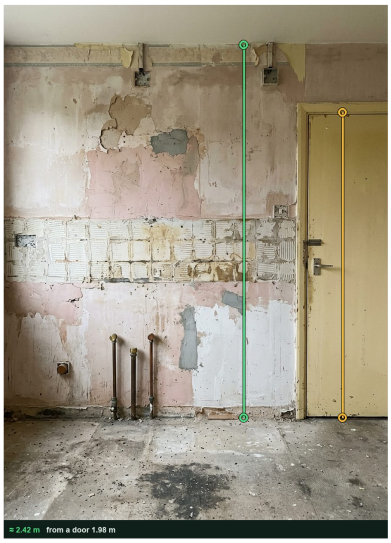
Element	Internal walls and ceilings
Work required	Hack off the blown and patched plaster on the wall where the units were, make good round the capped pipes and skim.
Measured length (m)	1.90

Measured length (m): measuring photo



Measured height or width (m)	2.42

Measured height or width (m): measuring photo



Measured area (m²)	4.6
Quantity	4.6
Unit	Square metres
Rate (£ per unit)	32.00
Trade	Plasterer
Priority	Needed to let or occupy
Item total (£)	147.20

Photos



This room: items	2
This room: essential items	1

This room: estimated cost of the items (£)	257.20

Rooms and locations 3: Front bedroom

Room or location	Front bedroom

Work in this room 1: Windows and external doors

Element	Windows and external doors
Work required	Replace the misted sealed unit and renew the internal sealant. Mould on the frame is treated under the decoration item.
Quantity	1
Unit	Number
Rate (£ per unit)	260.00
Trade	Glazier
Priority	Needed to let or occupy
Item total (£)	260.00

Photos



This room: items	1
This room: essential items	0
This room: estimated cost of the items (£)	260.00

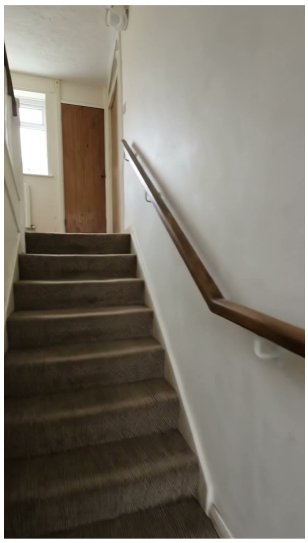
Rooms and locations 4: Stairs

Room or location	Stairs

Work in this room 1: Internal doors and joinery

Element	Internal doors and joinery
Work required	Refix the loose handrail on new brackets into solid fixings
Quantity	1
Unit	Item
Rate (£ per unit)	95.00
Trade	Joiner
Priority	Essential: safety or weathertight
Item total (£)	95.00

Photos



This room: items	1
This room: essential items	1
This room: estimated cost of the items (£)	95.00

Rooms and locations 5: Whole house

Room or location	Whole house

Work in this room 1: Decoration

Element	Decoration

Work required	Clean and treat mould on the bathroom ceiling and bedroom window reveal. Fill and redecorate walls, ceilings and woodwork throughout, white emulsion and gloss.
Quantity	1
Unit	Sum
Rate (£ per unit)	1,750.00
Trade	Decorator
Priority	Needed to let or occupy
Item total (£)	1,750.00

Work in this room 2: Decoration

Element	Decoration
Work required	Clear items left by the last tenant and clean throughout after the works
Quantity	1
Unit	Item
Rate (£ per unit)	240.00
Trade	Cleaner
Priority	Needed to let or occupy
Item total (£)	240.00

Work in this room 3: Floors

Element	Floors
Work required	New carpet to the stairs and landing, to match the void standard.
Quantity	14
Unit	Square metres
Rate (£ per unit)	22.00
Trade	Flooring
Priority	Desirable
Item total (£)	308.00
This room: items	3

This room: essential items	0
This room: estimated cost of the items (£)	2,298.00
Items	9
Essential items	3
Estimated cost of the items (£)	3,378.80
Of which essential: safety or weathertight (£)	490.00
Needed to let or occupy (£)	2,580.80
Desirable (£)	308.00
Rooms and locations	5

3. Allowances and programme

Contingency (%)	10
Contingency (£)	337.88
Total with contingency (£)	3,716.68
What the figures include and leave out	Labour, materials and waste removal. Excludes VAT and any work found once surfaces are opened up.
Target start	12 Oct 2026
Expected duration	2 weeks
Access, keys, parking and working hours	Keys from the Bramley housing office. Park on the street. Working hours 08:00 to 17:00, Monday to Friday.

4. Sign-off

Prepared by	G. Ahmed, voids surveyor
Signature of the person who prepared it	
Approved for the client by	N. Doyle, voids manager, Northgate Housing

Client signature	
Date approved	23 Sep 2026