

SITE SURVEY REPORT

Schedule of Works

Prepared for	Northgate Housing
Date	21 Sept 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
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

Items 1: Bathroom ceiling

Room or location	Bathroom ceiling
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
Trade	Electrician
Priority	Essential: safety or weathertight

Estimated cost (£) 320

Photos



Items 2: Bathroom, bath splashback

Room or location	Bathroom, bath splashback
Element	Bathroom
Work required	Rake out failed grout, regrout the splashback and renew the bath sealant
Quantity	3
Unit	Square metres
Trade	General builder
Priority	Needed to let or occupy
Estimated cost (£)	180

Photos



Items 3: Front bedroom window

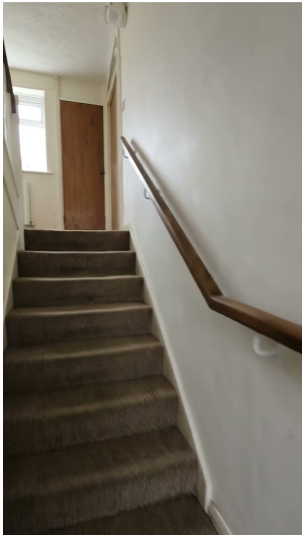
Room or location	Front bedroom window
Element	Windows and external doors
Work required	Replace the misted sealed unit and renew the internal sealant. Mould on the frame is treated under the decoration item.
Quantity	1
Unit	Number
Trade	Glazier
Priority	Needed to let or occupy
Estimated cost (£)	260

Photos



Items 4: Stairs	
Room or location	Stairs
Element	Internal doors and joinery
Work required	Refix the loose handrail on new brackets into solid fixings
Quantity	1
Unit	Item
Trade	Joiner
Priority	Essential: safety or weathertight
Estimated cost (£)	95

Photos



Items 5: Kitchen

Room or location	Kitchen
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
Trade	Plumber or heating engineer
Priority	Essential: safety or weathertight
Estimated cost (£)	110

Photos**Items 6: Whole house**

Room or location	Whole house
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
Trade	Decorator

Priority	Needed to let or occupy
Estimated cost (£)	1750

Items 7: Whole house

Room or location	Whole house
Element	Clearance and cleaning
Work required	Clear items left by the last tenant and clean throughout after the works
Quantity	1
Unit	Item
Trade	Cleaner
Priority	Needed to let or occupy
Estimated cost (£)	240
Items	7
Essential items	3
Estimated cost of the items (£)	2955

3. Allowances and programme

Contingency (%)	10
Contingency (£)	295.50
Total with contingency (£)	3,250.50
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
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Signature



Approved for the client by

N. Doyle, voids manager, Northgate Housing

Client signature



Date approved

23 Sep 2026
