Schedule of Works: sample extract

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Sample only. These pages are a short extract from an anonymised Schedule of Works for the refurbishment and extension of a house. Drawing references have been removed and some wording shortened. The quantities belong to that project and are shown only to illustrate the format.

How a Schedule of Works is used. It describes and measures the building work item by item. Each builder fills in the Rate and Value columns for the same list, so their prices can be compared line by line, and the same rates can be used to value changes during the job.

Sections in the full schedule

Ref	Section	Total £
00	Preliminaries	
01	Day rates	
02	Internal strip-out	
03	Demolitions and alterations to existing	
04	Substructure	
05	Superstructure	
06	Roof	
07	Glazing	
08	Drylining and plastering	
09	Carpentry	
10	Internal finishes	
11	Fit-out	
12	Mechanical, electrical and plumbing	
13	External works	
	Total for the works	

03 Demolitions and alterations to existing

Item	Description	Qty	Unit	Rate £	Value £
	Remove the following and dispose of				
1	Reinforced concrete solid floor slab on ground, including removal of spoil	43	m²		
2	Remove existing timber staircase, including making good damaged areas	2	Nr		
3	Remove projecting chimney breasts; make good walls ready for plaster, including all necessary support	5	Nr		
4	Demolish existing internal solid walls, including temporary support and steel beam to the structural engineer's design, and make good	19	m²		
5	Remove pillars and spine wall, including temporary support to the structural engineer's design, and make good	1	Item		
	Extra over for:				
6	Temporary support to existing structure	1	Item		
7	Remove existing rear window and form new door opening, including new lintel to the structural engineer's design, and make good	1	Item		
8	Remove existing rear French door and infill wall to form window opening, including new lintel, and make good	1	Item		
10	Remove existing timber floor to ground and first floors, including all necessary support	66	m²		
12	Remove all existing doors and windows, including making good to reveals	1	Item		
14	Remove existing pitched roof	37	m²		
	To collection				

06 Roof

Item	Description	Qty	Unit	Rate £	Value £
	Flat roof				
2	Ground floor timber flat roof: liquid-applied waterproofing with slip-resistant finish, tapered insulation to supplier's specification, 150 x 47 C16 joists at 400 mm centres, 15 mm ply deck	4	m²		
4	Second floor timber flat roof: as above, 150 x 47 C16 joists at 400 mm centres, 15 mm ply deck	22	m²		
5	Dormer flat roof to achieve a U-value of 0.15 W/m²K: C16 47 x 150 mm joists at 400 mm centres, 125 mm PIR insulation board between joists, lead finish on 15 mm ply	1	Item		
6	Dormer walls: 100 x 47 C16 studs finished with lead	9	m²		
7	Mansard roof: 125 mm PIR pitched roof board, slate on battens, 150 x 47 C16 rafters at 400 mm centres, 15 mm ply deck; internal lining priced elsewhere	14	m²		
	Extra over for doubled-up rafters and joists:				
9	47 x 125 mm	3	m		
10	47 x 150 mm	5	m		
	Leadwork, gutters and ventilation				
12	Mansard ventilator apron with lead flashing dressed over, 300 mm girth	9	m		
14	Roof guttering	3	m		
15	Lead box gutter, thickness and detailing to Lead Sheet Association guidance	9	m		
16	Lead-compatible parapet chute outlet to external hopper and downpipe, with overflow	1	Item		
	To collection				

12 Mechanical, electrical and plumbing

Item	Description	Qty	Unit	Rate £	Value £
1	Adjust existing electrical and gas supplies	1	Item		
2	Upgrade existing water supply	1	Item		
3	Gas boiler	1	Item		
4	Pressurised hot water cylinder	1	Item		
5	Wet underfloor heating	130	m²		
6	Hot and cold water and waste installation	14	Points		
7	Mechanical extract fans	5	Nr		
8	Electrical installation	150	Points		
9	Intruder alarm	1	Item		
10	Fire alarm	1	Item		
13	Builder's work in connection with services	5	%		
14	Below-ground drainage	1	Item		
	To collection				

The full schedule also includes preliminaries, day rates for variations and every section listed on page 1. Extract prepared for multiproject.uk, October 2026.