

**Specification for
Internal and External Decorations
and
Various Repairs, Upgrades**

At

**UXBRIDGE QUAKER MEETING HOUSE
150 YORK ROAD
UXBRIDGE
LONDON
UB8 1QW**



On behalf of: London Quakers Property Trust

April 2026

MALT HOUSE
THE MALTINGS
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Regulated by RICS



2.0 – Internal Works - The Works

2.1	Internally	£	p
2.1.1	Right-hand meeting room		
	Replacement of the timber double doors with new ironmongery, see photo 001.		
	Apply mastic to the floor and skirting junction around the choir matting to the entrance lobby.		
2.1.2	Right-hand Meeting room		
	Undertake re-decoration to the emulsion walls and timber painted surfaces.		
	Emulsion walls to have two coats of vinyl matt, same colour to all plastered surfaces.		
	Timber surfaces to be thoroughly prepped, sanded and primed bare paintwork and apply an undercoat and then gloss coat in white. This includes radiators and skirting boards throughout this room.		
	Replace the pin-board with a painted fibre pin-board, dimensions 2.4m x 1.8m, see photo 002.		
	Supply and fit a door stop to the floor, make good the edge to the walls.		
	Prepare and install timber architraves around the internal door, allow to cut around the existing light switch, see photo 003. Painting included above.		
2.1.3	Corridor		
	Touch up the stained woodwork and other areas but not a full re-decoration, see photo 004.		
2.1.5	Toilets		
	2 no. disabled type handles to the toilets in place of the existing, make good the adjacent doors as required, see photo 005. Including Painting as required.		
2.1.6	Hallway		
	Re-stick the lifted flooring including the upstand.		
	Apply 900mm white rock or plastic wall covering, total linear meterage 3.3m x 900m high, allow for 2 no. corner cover pieces, please see photo 006.		
2.1.7	Rear Meeting Room		
	Undertake internal decorations to painted surfaces, preparation to all surfaces, fine filling etc , emulsion, 2 no. coats to the walls, colour TBD, same colour for all walls.		
	Prepare and fine fill surfaces, White emulsion 2 no. coats to the ceilings.		
	All woodwork to be re-painted with primer, undercoat and gloss coat, allow to knot and stop any exposed knotting to the woodwork.- White.		
	To summary on page 2		

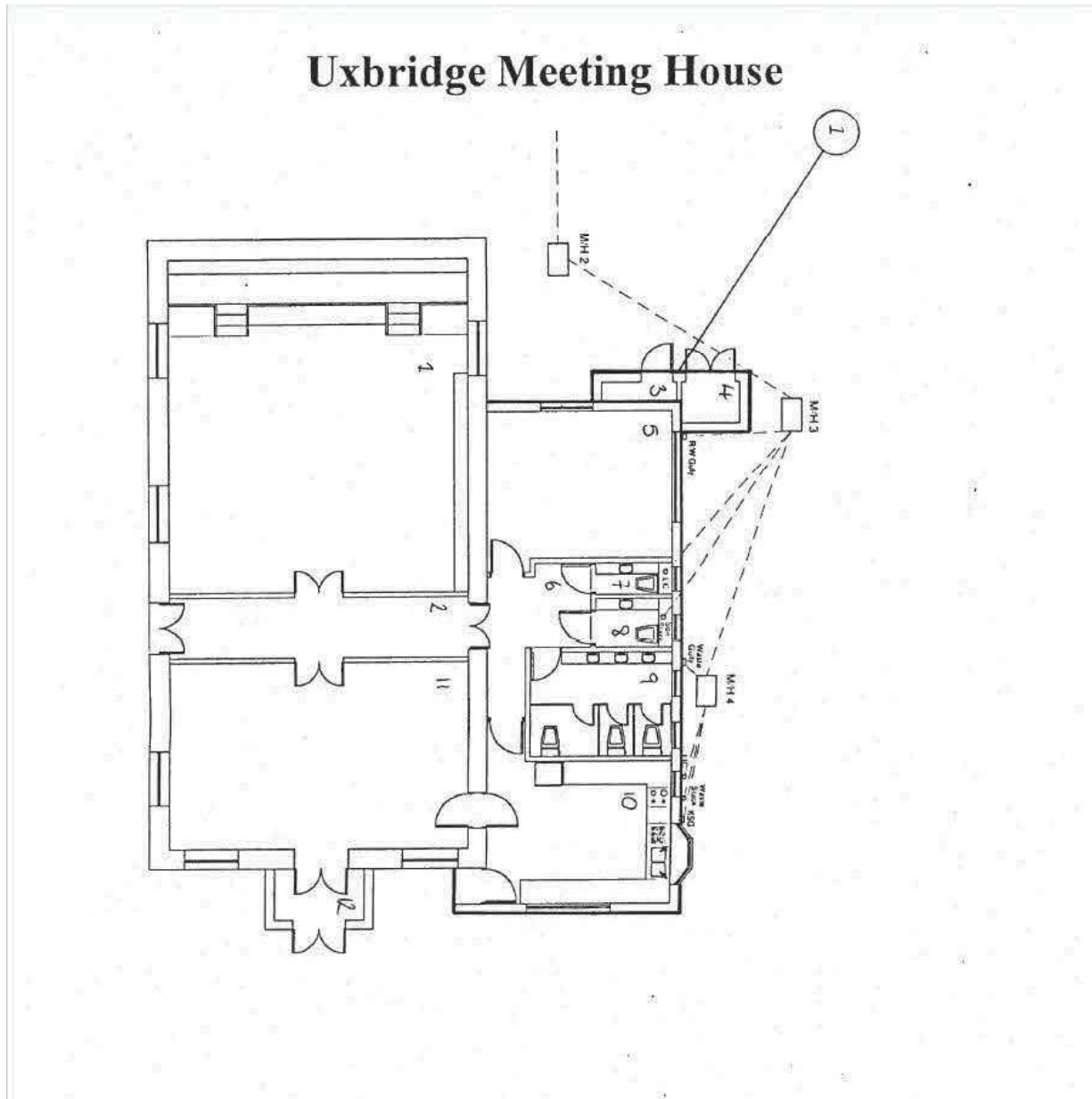
3.0 – External Works - The Works

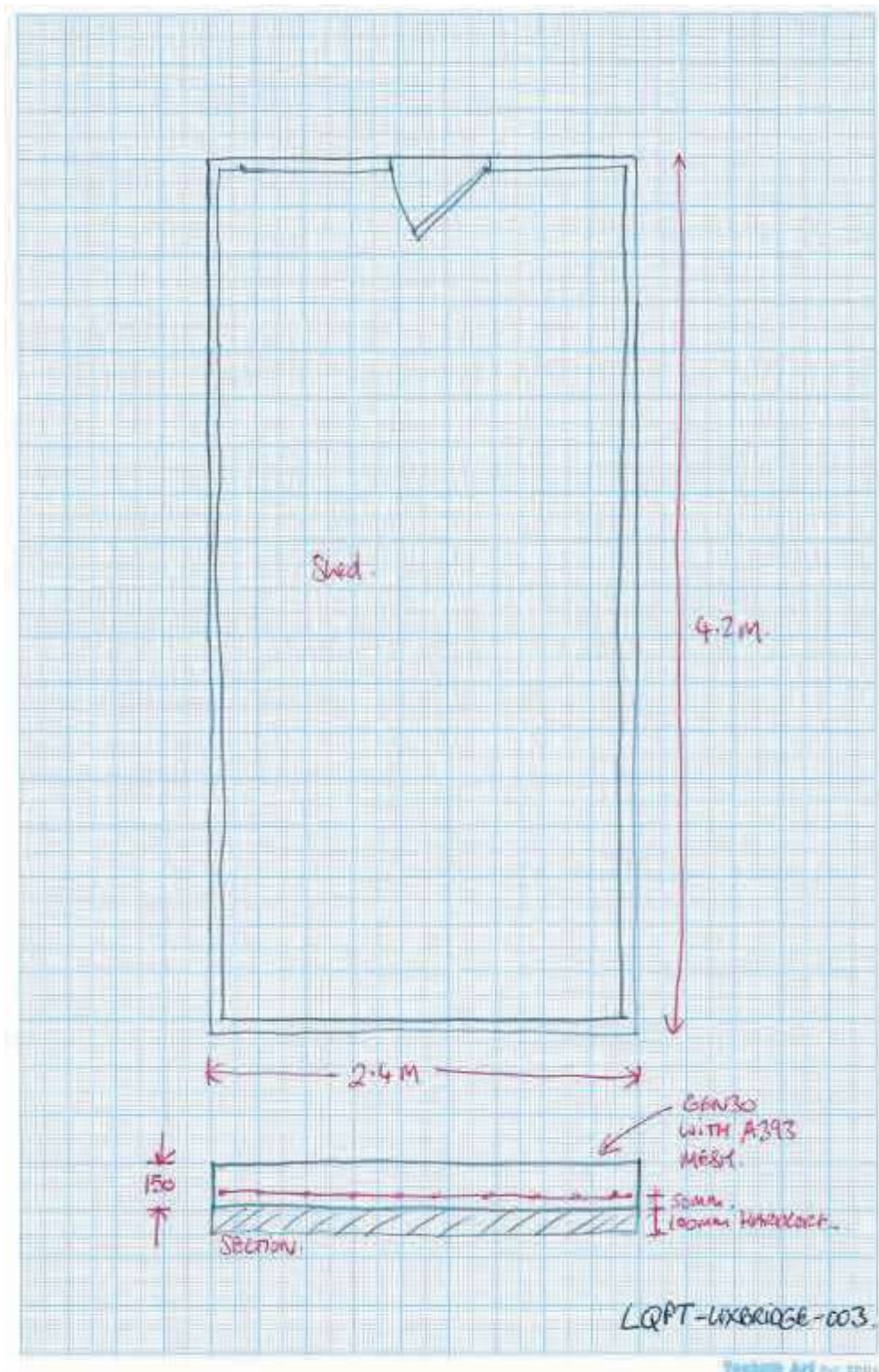
3.1	Externally	£	p
3.1.1	Timber Sliding Sash Windows		
	Sand and prepare sash windows to the older section of the building, including all access to high level. Apply primer, undercoat and gloss coat.		
	Allow to provide access to the timber fascia's and gutters at high level. Sand and prepare fascia and soffits to entire building, Apply primer, undercoat and gloss coat.		
3.1.2	Main Doors		
	Main doors to be re-decorated, colour dark blue, gloss finish, to match the existing. Allow preparation , primer , undercoat and gloss finish coat.		
3.1.3	Drains and Gutters and Fascia's		
	To provide gulley covers to the exposed drains, 3 no.		
	Undertake repairs to the front gutters to re-align from the main front door to the right-hand corner, allow for scaffolding access and replacement section with half-round cast iron gutter to match the existing.		
	Allow to paint with Black paint gloss work, gutters, downpipes and fascias.		
	Undertake brickwork repairs to the base of the downpipe and adjacent to the gulleys, see photo 007.		
	Undertake fascia repairs to the rear back addition, please see photo 008. Allow to prepare and paint, fascia and soffits etc. to back addition in white, primer, under coat and gloss.		
3.1.5	Metal Railings – Front Entrance Door Only.		
	Allow to prepare with wire brush and re-paint the metal railings to the front entrance only. 2No. coats of hammarite or similar metal paint.		
3.1.6	Main Building		
	Removal of graffiti form steps to building.		
	Undertake pointing repairs to the corner of the building, see photo 009, approx. 1/2 sqm.		
3.1.7	Existing Sheds and new shed.		
	Removal of the large shed and dispose of.		
	Removal of the small shed and dispose of.		
	Remove Debris and tree branches and shrubs etc		
	Provide new shed base, 4.2m long x 2.4m wide, allow for new timber shed with door and concrete base to be 6" thick with A393 reinforcing bar to the base, 100mm of well compacted hardcore , see photo 010.Drawing 003		
	Allow to erect, decorate and complete shed including single door, with padlock.		
	Allow for provisional sum of £1,000 for armored cable for electrics to be wired from the main centre, see photo below for location.	1,000.00	
3.1.8	Steps		
	Allow for the removal of graffiti from the steps, please see photo 011.		

4.0 – Replacement Windows and Doors to the Rear Addition - The Works

4.1	Replacement Windows See sketches attached – 001, 002	£ p
4.1.1	Existing Windows	
	To remove the existing timber glass and replace with aluminium powder-coated white finish.	
	Kitchen window, 950mm x 650mm, see photo 012	
	Kitchen bay window, 1200mm x 1650mm, see photo 013	
	Kitchen side window, 1650mm x 2100mm, see photo 014	
	Allow making good of plaster reveals as necessary.	
4.1.2	Meeting Room	
	Allow to remove and replace the French doors with new double-glazed units, 2600mm wide x 2100mm high, see photo 015.	
	Allow to remove and replace the side window, 950mm wide x 1350mm high, aluminium powder-coated windows with double glazed units, see photo 016.	
	Allow making good of plaster reveals as necessary.	
N.B.	Please note that the dimensions and drawings attached to this specification are for pricing purposes only. You should allow for a full measure prior to manufacture. All responsibility will be with the Contractor to measure these correctly and install correctly. FENSA Certificates should be providing upon completion of the works.	
	Total	

Appendix – drawings / photographs

Floor Plan

Shed Plan

Photographs

Photo 001



Photo 002

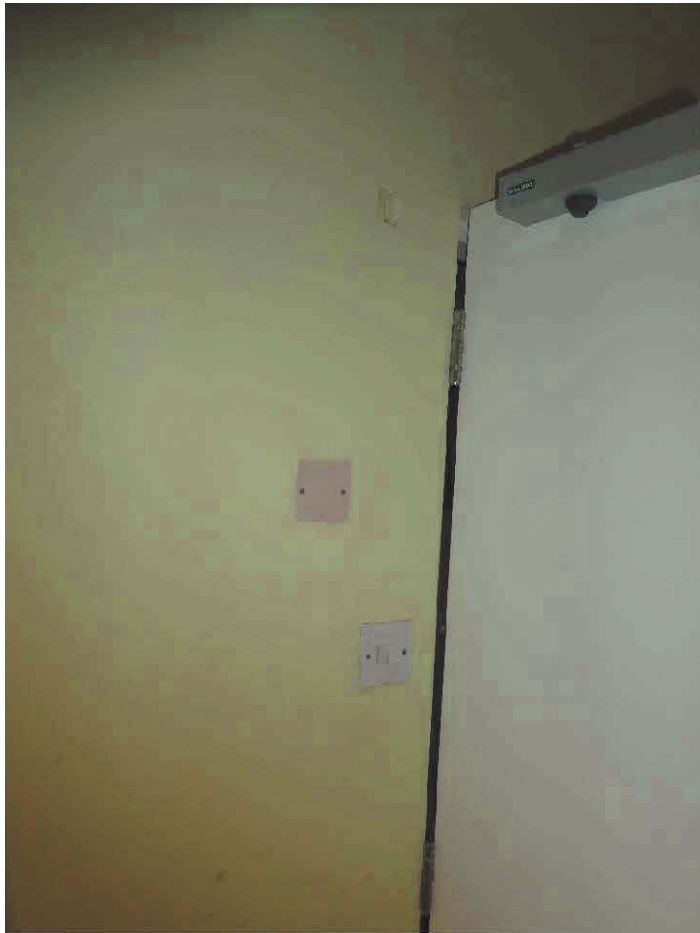


Photo 003



Photo 004



Photo 005

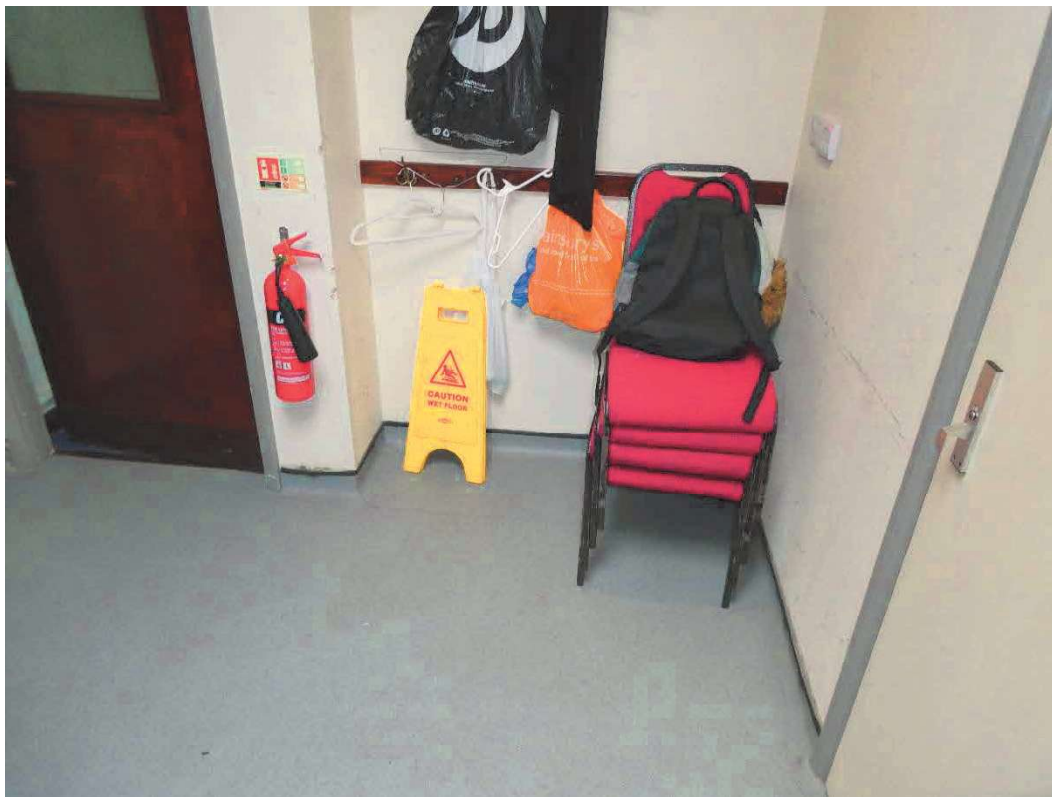


Photo 006



Photo 007



Photo 008



Photo 009



Photo 010



Photo 011



Photo 012



Photo 013



Photo 014



Photo 015



Photo 016

Windows and Doors

