

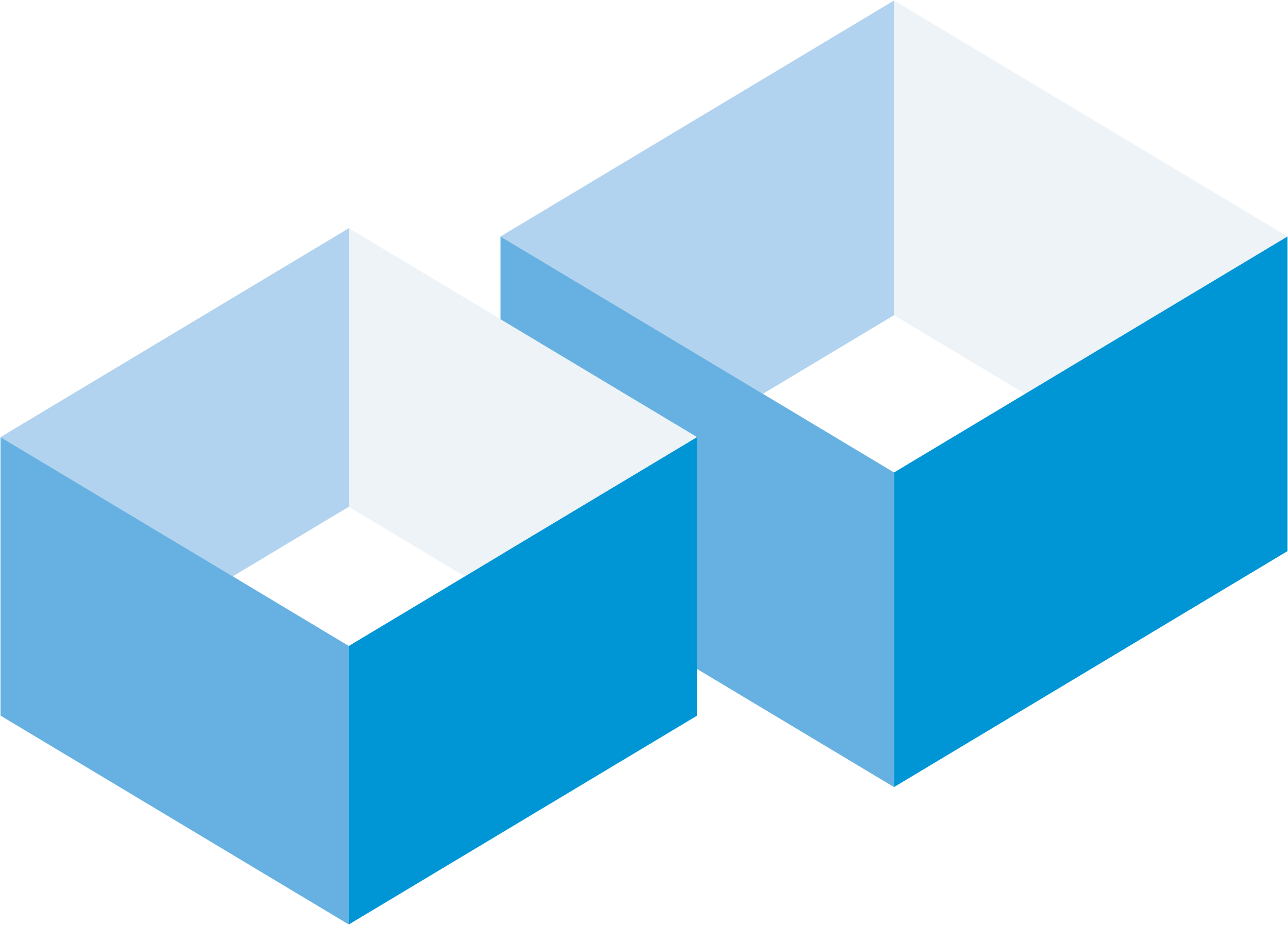
**M3NHF Schedule of Rates**

**VERSION 7.2**

Solid Fuel Appliance Servicing and

Maintenance

SOR



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and Maintenance

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# STANDARD ABBREVIATIONS USED IN THE M3NHF SCHEDULE: SOLID FUEL APPLIANCE SERVICING AND MAINTENANCE

It should be noted that the following information is provided as guidance only, and not all items may be covered.

|  |
| --- |
| (BOT) Bottom |
| (BS) Both Sides |
| (OS) One Side |
| 2L Two layer |
| 3L Three layer |
| A Amp |
| AA Anodised aluminium |
| AC Alternating current |
| BASEC British Approvals Service for Cables |
| BCC British Coal Corporation |
| BCMC British Cable Manufacturers Confederation |
| BF Both faces |
| BS British Standard |
| Btu British thermal unit |
| BWF British Woodworking Federation |
| CCTV Closed circuit television |
| CCU Consumer control unit |
| CI Cast Iron |
| CLG Ceiling |
| CM Cubic metres |
| CORGI Council for Registered Gas Installers |
| CP Chromium Plated |
| CR Client Representative |
| CT/ct Coat |
| CWST Cold water storage tank |
| DC Direct current |
| Dia Diameter |
| DIR Direct |
| DP Double Pole |
| Dpc Damp proof course |
| Dpm Damp proof membrane |
| Earthwool Mixed Mineral wool & Glassfibre Insulation |
| EC7 Economy 7 |
| EP Ethylene propylene |
| EPDM Ethylene Propylene Diene Monomer |
| F&E Feed and expansion |
| FL&B Framed, ledged and braced |
| FLR Floor |
| GC Gas chimney |
| GRP Glass fibre reinforced polyester |
| GWCG Georgian wired cast glass |
| GWPP Georgian wired polished plate |
| HO Home Office |
| HOFR Heat, oil and flame retardant |
| Horizon Horizontal |
| HP High performance |
| HR ) |
| Hr ) Half round or hour depending on context |
| hr ) |
| HRC High rupturing cartridge |
| HT Height |
| HTR Heater |
| HW Hardwood |
| IEE Institute of Electrical Engineers |
| IET Institution of Engineering and Technology |
| IND Indirect |
| IT Per Item i.e. comprising the whole of the works as detailed |
| KG Kilogram |
| Kw Kilowatts |
| L Layer(s) |
| L&B Ledged and braced |
| LM/M Linear metres |
| LTR Litres |
| LV Low voltage |
| MCB Miniature circuit breaker |
| MDF Medium density fibreboard |
| MICC Mineral insulated copper cable |
| MM Millimetres |
| MS Mild steel |
| ne Not exceeding |
| NICEIC National Inspection Council for Electrical Installation Contracting |
| NS Natural stone |
| OCC Occupancy |
| PCC/pcc Precast concrete |
| PIR Polyisocyanurate Insulation |
| PM Purpose Made |
| PVC Polyvinyl Chloride |
| PVCU/PVCu Unplasticised Polyvinyl Chloride |
| RCD Residual current device |
| RS Reconstructed stone |
| SAA Satin anodised aluminium |
| SEC Security |
| SM Square metres |
| STD Standard |
| SW Softwood |
| T and E Twin and earth |
| T, G and V Tongued, grooved and V jointed |
| TV Television |
| UPVC Unplasticised Polyvinyl Chloride |
| V Volts |
| W Watt |
| WC/wc Water closet |
| WH Wash hand |
| WHB Wash hand basin |
| WP/wp Waterproofing |

# GENERAL RULES

**Schedule of Rates Descriptions**

001 There are three levels of description for each Schedule of Rates item. Each of these, in particular, the Long Description set out in the scope of Works envisaged for an Order for that item.

002 Each item has a 8 character alpha numeric code reference and a single character alpha priority code reference:

Example:

|  |  |  |  |
| --- | --- | --- | --- |
| SF125001 | CHIMNEY:BALL FLUE AND CLEAR OBSTRUCTION | IT | 35.16 |
|  | Chimney:Ball chimney flue, clear obstruction and clean up including all associated work and remove waste and debris. |  |  |

Items are grouped in the following sections:

* Maintenance of Solid Fule Appliances;
* Biomass Appliances;

All Works are to be completed within the Response Periods indicated in Contract Details.

003 Each item in the Schedule of Rates represents the entire work content of the particular repair set out in the Schedule of Rates item. The Service Provider is deemed to have included for all ancillary items that are necessary to achieve the particular repair even though those items not specifically referred to in the Schedule of Rates item.

004 Descriptions in the Schedule of Rates may have minor inconsistencies in terminology between relative items and also between the three levels of Description for each item contained within the Contract Documents. This is due to the computer field size limitations and Order application of the Client's computer system. Where the context requires, minor omissions of text should not be taken to mean that work in connection with a particular repair and maintenance item in the Schedule of Rates can be left incomplete.

005 In the Schedule of Rates the following definitions of measurement units are applicable:

HR – per hour

NO – per number or each

IT – per item i.e. comprising the whole of the Works as detailed

LM – per linear metre

SM – per square metre

CM – per cubic metre

PR - per pair

006 The Schedule of Rates items are deemed to be fully inclusive of all costs associated with the removal of asbestos and/or undertaking work in connection with products containing asbestos whether all such items are specifically mentioned within the Schedule of Rates Descriptions i.e. rates are deemed inclusive of all costs associated removal and disposal from site, together with all preparatory costs, running costs and final clean up, dismantling and removal costs.

007 The following definitions apply in the Schedule of Rates:

|  |  |
| --- | --- |
| **“approved”**, **“directed”** or **“selected”** | means as approved, directed or selected by the Client Representative whose decision shall be final. |
| **“ease”** | means make minor adjustments to moving parts of the stated component to achieve a good fit in both open and closed positions and ensure free movement in relation to fixed surrounds, unless stated otherwise and make good as necessary; |
| **“make good”** | means carry out local remedial work to components, features and finishes which have been disturbed by other, previous Work under this Contract and leave in a sound and neat condition. The replacement of components or parts of components and redecoration of adjacent surfaces is not included; |
| **“patch”** | refers to a net area of under 1m2; |
| **“remove”** | means disconnect, dismantle (as necessary) and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials including all removal and replacement required to gain access for the work. The removal of associated pipework, wiring, ductwork and/or other services is not included unless otherwise stated; |
| **“renew”** | means remove the existing item, supply and fix or fit the appropriate new replacement item(s) including all fitting, piecing out and preparatory work. All items include the supply and fixing of all materials required unless specifically referred to as supplied by others, "fix only" or "free issue"; |
| **“repair”** | means carry out local remedial works to component features and finishes as found in the existing building, secure or refix, touch up/make good decorations as necessary and leave in a sound and neat condition. The replacement of components or parts of components and redecoration of adjacent surfaces is not included; |
| **“replace”** | means remove the stated existing components, features and finishes, provide and fit matching (or other specified) new components, features or finishes and make good as necessary; |
| **“to match existing”** | means use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work being as inconspicuous as possible, all to the approval of the Client Representative; |
| **“fix”, “install”** or **“lay”** | means supply and fix new Materials including all preparatory work; |
| **“Code of Practice”** | means any code of recommended practice produced by a Statutory Authority or an industry recognised body (including the Construction Leadership Council); |
| **“Standards”** | means the following:   * technical specifications (as referred to in Regulation 42(11)(b) PCR 2015) published by the International Organisation for Standardisation, the British Standard Institute, or any other equivalent body; and * the standards set out in any applicable Code of Practice; |

008 The Schedule of Rates contains composite items which are designed to cover a number of potential repairs to a particular component or installation e.g. Overhaul WC pan. When a composite item for repair is ordered the Service Provider is required to carry out all necessary repairs as may be required to the component or installation in order to effect a complete repair. If there is a subsequent fault to the same component or installation and such fault is, in the reasonable opinion of the Client Representative, deemed to be an integral part of the composite repair item which should have been attended to at the previous visit, then the Service Providershall carry out such further remedial repairs as are necessary as a recall and at no extra charge to the Client.

009 The Schedule of Rates contains both elemental and composite items for particular repair, maintenance and renewal items. For example there are composite items for complete roof covering renewals which includes for tiles (including eaves, ridge tiles, verges, vents), underfelting, battens, renewal of flashings, soakers etc., and there are individual Schedule of Rates items covering these separate components. Where a complete repair/renewal is required such as a roof renewal then the cost chargeable will be based on the composite Schedule of Rate item(s) and not by adding together the individual Schedule of Rate items for each separate component part.

010 The selection of the Schedule of Rates codes to be used in the evaluation of any Works Order shall be at the sole and absolute decision of the Client Representative.

011 Floor area measurements and/or banding where stated in Schedule of Rates descriptions shall be deemed to be the “gross internal area” as calculated in accordance with the “RICS code of measuring practice” published by the Royal Institution of Chartered Surveyors.

012 Ceiling area measurements and/or banding where stated in Schedule of Rates descriptions shall be deemed to be the net measured area, including the area displaced by any wardrobes, cupboards, larders, store rooms and the like that cannot be walked into. Integral and/or adjoining walk-in wardrobes, cupboards, larders, store rooms and the like shall be treated as separate areas.

013 Works described in the Schedule of Rates and all Materials used in those Works must comply with all applicable Standards and Codes of Practice that are current at the time of their use. References in the Schedule of Rates to any Standards and Codes of Practice are to be construed as references to the latest version current at the time Works are undertaken. Where a specific Standard or a Code of Practice is referred to in the Schedule of Rates, this sets out the minimum acceptable standard of Materials or workmanship for the Schedule of Rates item and the Works.

# PRICE FRAMEWORK RULES EXTRACT

**1 SCHEDULE OF RATES AND TENDERED ITEMS**

1.1 **Service Provider to execute Works at Contract Rates**

1.1.1 The Service Provider’s tendered Rates include all costs required to undertake the Works and complying with this Contract including:

* + - all mobilisation and set up costs, including IT investment, mobile working and communications, vehicles, tracking devices, offices, depots, welfare and storage facilities, livery and branding, recruitment, TUPE consultation, training and induction;
    - all costs of liaising, communicating and dealing with Customers;
    - labour and all related costs (including PPE and health and safety related costs, travel and other non-productive time);
    - Materials supply costs including delivery and collection costs;
    - Equipment (including scaffolding up to 2 storeys, all scaffolding permits/licences/charges, tools and personal protective equipment);
    - all temporary works and reinstatements;
    - all payments to Utility Providers;
    - supervision, transport (including parking, tolls and/or congestion, emission charges and/or all similar charges) depot and storage costs;
    - water supply for the Works, including all necessary plumbing and removal of temporary facilities on the completion of Void Property Works;
    - temporary artificial lights and electrical power and/or gas facilities;
    - the temporary disconnection and protection of telephone installations including repositioning to maintain services, releasing wires and cables before undertaking the Works and later refixing them, redecoration, reconnection, reinstatement and the costs of making good;
    - the temporary disconnection and protection of television and radio aerials, satellite dishes, receivers and the like including repositioning to maintain services, releasing wires and cables before undertaking the Works and later refixing them, redecoration, reconnection, reinstatement and the costs of making good;
    - the removal of fittings to be replaced and work necessary to gain access to the item to be repaired or renewed, including the removal and subsequent refitting of all duct access panels, floorboards, shelving and cupboards, making good all damage and touching up decorations to match existing;
    - the temporary removal, protection and reinstatement (where necessary) of all floor coverings, carpets, fridges, cookers, freezers, washing machines, drying machines, dishwashers, curtains including making good all damage and touching up decorations to match existing;
    - liaison and co-ordination with the Client’s other contractors and consultants for Specialist Works including programming their work alongside that of the Service Provider, providing preconstruction information, arranging access, providing welfare facilities, allowing those contractors and consultants to use standing scaffolding and other means of access and on-site co-ordination and co-operation;
    - all waste, debris and waste disposal costs and charges (including permits, licences, tipping charges and landfill tax) arising from Materials;
    - all costs of cleaning the Property to which the Works are being undertaken;
    - preliminaries costs, Central Overheads and Profit (whether payable separately or included within the Rates tendered for the Works); and
    - all other costs involved in the execution of the Works under this Contract including the costs of responding to any risks that occur.

1.1.2 No additional payments are to be made to the Service Provider for the performance of the Service Provider’s obligations, duties and responsibilities under the Contract Documents other than those set out in the Schedule of Rates and this Price Framework except to the extent that the Contract Documents expressly provide for payment for them.

**1.2 Additions and deletions from the Schedule of Rates**

1.2.1 The Client’s Representative may delete items from the Schedule of Rates where the Client’s Representative considers appropriate. No payment is to be made to the Service Provider as a result of such items being deleted.

1.2.2 The Client’s Representative may require the inclusion of additional items within the Schedule of Rates. The Client will identify such items. The Client’s Representative will either pre-price them or request a price from the Service Provider for the approval of the Client’s Representative and inclusion in the Schedule of Rates.

1.2.3 Any additional items are to be priced on a comparable basis with existing items in the Schedule of Rates.

1.2.4The Client’s Representative’s decision on the Rates for additional items will be final.

Note:

Paragraphs 1.1.1 to 1.2.4 above are extracted from Section 1 of The Price Framework Rules of the Price Framework and the Service Provider must familiarise themselves with the full extent of the Price Framework which applies in conjunction with the Schedule of Rates.

# MEASUREMENT RULES

The rules for the measurement of items included in this Schedule of Rates will be those detailed within the All Trade Preambles and this Appendix as follows:

.1 For items in the Schedule of Rates which are measured (indicated in LM/SM/CM), the Client will reimburse the Service Provider for works on the following basis.

The use of an item and the usage rate is less than 1 (one) the charge shall be as for 1 (one) whole. Where however, more than 1 (one) whole is used reimbursement shall be pro-rata the item schedule rate i.e. 1.27 LM, SM, or CM = 1.27 **to two decimal places**, (multiplied) by the unit schedule rate.

.2 For Items in the Schedule of Rates where the Unit of Measure is per No. (Number) or IT (Item), then the charge shall be as for 1 (one) whole multiplied by the unit schedule rate.

.3 For Items in the Schedule of Rates where the Unit of Measure is per HR (Hour) then the charge shall be to two decimal places, recorded to the nearest 15 mins, irrespective of whether more or less than 1 (one) whole i.e. 0.50, 1.25 etc., multiplied by the unit schedule rate.

.4 All quantities for Schedule of Rates items measured by LM or SM or CM must be measured as the nett length, area or volume as applicable, after deduction of all gaps, breaks, openings, voids and the like within the area or at the boundaries of the work measured regardless of size.

.5 Where the same Schedule of Rates item may be specified in different locations and issued on the same Order for works within a dwelling, the quantity to be claimed against that Schedule of Rates item shall be aggregated to reflect the total quantity used in accordance with this measurement rule.

Specific rules for the measurement of scaffolding, only where reimbursable by operation of the provisions contained in the **Price Framework** are as follows:

.1 General scaffolding is designated in ranges of girth and height. The girth shall mean the horizontal length measured along the face of the structure to which access is required. The height shall mean the vertical height measured from average scaffold base plate level to the upper surface of the top working platform. In the case of a scaffolding with top working platforms at differing levels the average height shall be used.

.2 Scaffold towers is itemised and designated by vertical height irrespective of plan dimensions. The height shall mean the vertical height measured from the tower base plates/wheels as appropriate to the upper surface of the top working platform. The items are deemed to include for providing towers of any suitable dimensions to suit access available.

.3 Chimney scaffolding is itemised and designated by height above ground level, irrespective of the girth. The height shall mean the vertical height measured from ground level to the upper surface of the working platform.

.4 Working platforms to general scaffolding are deemed to be four boards wide and shall be measured per linear metres of platform.

.5 For any type of scaffolding the additional height above working platforms due to handrails, screens, gantries and the like is deemed to be included.

# MEASUREMENT PREAMBLES

The following are provided as indicative examples only and are not deemed to be exhaustive of the work content of items included in the Schedule of Rates. Clients may wish to review and adapted as necessary prior to incorporation into any tender or other Contract documentation so they are compatible with the maintenance service to be provided and the particular Schedule of Rates with which they are to be used.

It should be noted that a measurement preamble stated in one or more of the following sections shall, where applicable, equally apply to another section although not being specifically mentioned in that section as such.

## Generally

**Generally Rates Deemed to Include**

A. Rates for all Schedule of Rates items in all trades generally are deemed to include as appropriate for the following:

.1 All work that can reasonably be deemed to be included either as good workmanship, including the provision of materials and plant, or accepted practice whether or not specifically referred to in this document. The Client Representative’s decision on this will be final.

.2 Clearing away all arisings, redundant materials, debris, rubbish etc., from site including damping down to reduce dust, loading into skips at ground level, skip hire or equivalent, transport, landfill, recycling and other form of waste disposal including all associated licences, permits and the like and the payments of all related fees and charges. Note: Schedule of Rates items for skip hire are NOT claimable for removal of waste etc. arising out of the execution of work ordered and removal of waste is deemed to be included in each respective Schedule of Rates item.

.3 The removal and disposal of all non licensed work on asbestos containing materials, whether it is notifiable or non notifiable work (in accordance with and as defined in the Control of Asbestos Regulations 2012) such as but not limited to textured coatings, asbestos cement sheeting and roof tiles, vinyl floor tiling, gaskets etc.

.4 Working in conjunction with all non licensed work on asbestos containing materials, whether it is notifiable or non notifiable work (in accordance with and as defined in the Control of Asbestos Regulations 2012) such as but not limited to textured coatings, asbestos cement sheeting and roof tiles, vinyl floor tiling, gaskets etc.

.5 All necessary trestles, ladders, boards, towers, scaffolding and other means of access to the external elevations, gutters, roof surfaces/coverings, parapets, eaves, gables, verges and party walls of 2 (two) storey structures and structures below 2 (two) storeys, in all situations where a working platform is required at or below eaves, parapet, verge or ridge level or between these levels as appropriate to provide working access to the roof structure, surface/coverings, flashings and any other associated roof feature and the like, including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.

.6 All additional ladders, boards, towers, scaffolding and other means of access necessary to party walls, parapets, dormers, chimney stacks, flues, ducting, pipework, tank/plant housings/enclosures/screens/rooms, extract fans, ventilation units and similar structures protruding above the eaves, verge or ridge level of 2 (two) storey structures and structures below 2 (two) storeys, where the protrusion does not exceed 1m (one metre) high (measured vertically on the shortest face from a point at the base/roof covering abutment to the top of the protrusion but disregarding the extra height caused by pots, terminals and finials), including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.

**Generally Rates Deemed to Include (cont’d)**

A. Rates for all Schedule of Rates items in all trades generally are deemed to include as appropriate for the following: (cont’d)

.7 All necessary temporary barriers, hoardings and protection for safe and proper execution of the Works, for protecting the public and the occupants of adjoining premises and for meeting the requirements of any Statutory Authority, including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.

.8 Temporary supports, shoring or hoarding to existing structure including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.

.9 Temporary dustproof, weatherproof and security screens, etc., as required complete with doors including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.

.10 All preparatory work, setting and marking out, including provision and removal of temporary profiles.

.11 Taking up any necessary boarding, de-nailing timbers, relaying boarding and punching in nail heads.

.12 Taking off and re-fixing gutters, downpipes, bird guards, TV/radio aerials, satellite dishes, electricity, TV, British Telecom cables and the like to facilitate the renewal or repair of any component.

.13 Removing all screws, nails, plugs and the like associated with the removal of any item.

.14 Setting aside, storing, cleaning and subsequently re-fixing items described as re-fixed.

.15 Setting aside, protecting and reinstating tenants’ furniture, white goods, floor coverings, chattels, fixtures, fittings and other property and clearing roof space where necessary to undertake the works ordered.

.16 Fixing to any surface with nails, screws, blocks, glue, bolts etc., as required including drilling, packing and scribing.

.17 Jointing and or finishing new materials including additional material where required.

.18 Jointing and or finishing new materials to existing including additional material where required.

.19 Matching all materials to existing.

.20 Making good existing structure, finishings etc. as necessary.

.21 Moving items of furniture and the like including site furniture from one location to another or replacing. Moving sold fuel from one location to another,

.22 Collection and transportation of any size name plate/sign including engraved and laminated signage, any means of fixing to any type of background.

.23 Protecting the whole of the works.

.24 Seeking the approvals of the Client and or Client Representative in respect of any Works including any reasonable waiting or other down time whilst awaiting approval.

**Generally Rates Deemed to Include (cont’d)**

A. Rates for all Schedule of Rates items in all trades generally are deemed to include as appropriate for the following: (cont’d)

.25 Draining down, removal, setting aside and refixing radiators, refill the radiator and system including inhibitor, bleed, test and balance system.

.26 All pre-inspection visits to ascertain location of work, checking, measuring, location of faults etc.

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Scaffolding

**Scaffolding Rates Deemed to Include**

A. Rates for scaffolding are deemed to additionally include as appropriate for the following:

.1 Basing out, preparing and levelling of ground, provision of additional support, base plates, spreaders and the like as necessary.

.2 Protection of the structure fabric, finishings, roof coverings and the like.

.3 Provision of all requisite tubes and fittings of every description, delivery, handling and removal.

.4 Erecting, supporting, maintaining, adapting and dismantling as required.

.5 Bridging across structures and all other obstructions where necessary.

.6 Removal, temporary storage/resiting, protection and subsequent reinstatement as required of all TV, radio and telecommunication aerials, satellite dishes and the like.

.7 Fans, gantries, hoardings, sheeting and double boarding of working platforms to afford protection around/over entrances, paths, rights of way and other forms of access or thoroughfare.

.8 Working platforms to towers and chimney scaffolding.

.9 Toe boards, guard-rails, handrails, safe ladder access, ladders, brickguards, elevational debris netting/sheeting, warning signs, taping and the like.

.10 Ancillary plant and equipment such as tower feet/wheels, out-riggers, cross bracing, gin wheels, ropes and the like.

.11 Lighting and/or alarming where deemed necessary or appropriate and/or as specifically directed by the Client Representative.

.12 Protection against lighting strike.

.13 Fixed handholds and physical ties to the structure where necessary, subsequent removal and making good.

.14 Provision of certified structural design calculations and erection certificates to the Client Representative where required under the Contract.

.15 Reinstatement of ground and making good any damaged surfacing and/or paving’s if necessary.

.16 Compliance with all Regulatory Requirements including provision of all associated licences, permits and the like and the payment of all related fees and charges.

.17 Additional lifts of scaffolding, working platforms, handrails, ladders, other access provisions and the like necessitated by structure/roof design, for example changes in roof pitches at mansards and anything similar.

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Excavation and Earthwork

**Excavation and Earthwork Rates Deemed to Include**

A. Rates for excavation and earthwork are deemed to additionally include as appropriate for the following:

.1 Clearing all site vegetation (including where overgrown), grubbing up roots, lifting turf for preservation, storing, maintaining and subsequently preparing/cultivating ground, relaying and watering and application of weedkiller.

.2 Herbicides, cleaning chemicals and the like

.3 Grubbing up vegetation including any hedging and all roots, uncharted drains and services, etc., that may be encountered.

.4 Working in or next to existing buildings.

.5 Working next to public footpaths, roads and the like.

.6 Working next to or around existing services, maintaining and protecting as required.

.7 Levelling and compacting formation including filling soft spots with hardcore, backfilling and compacting selected material and disposal of all surplus excavated material from site.

.8 Excavating by hand or mechanical means in any kind of material (including hardcore, running silt and running sand). No additional cost will be entertained if it is found that the proposed method is impractical.

.9 Multiple handling of excavated material.

.10 Breaking up any material encountered including concrete, brickwork, masonry, bitumen macadam, stonework, rock or any like hard material.

.11 Earthwork support including everything necessary to uphold the sides of the excavations.

.12 Allowances for working space as necessary to accommodate formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.

.13 Blinding surfaces of hardcore beds and filling to excavations with approved fine material.

.14 Disposal of ground and surface water, including by pumping if necessary.

.15 Temporary barriers, warning signs and the like, watching and lighting.

.16 Cutting any type of grass

.17 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Demolition

**Demolition Rates Deemed to Include**

A. Rates for demolition are deemed to additionally include as appropriate for the following:

.1 Adequate strutting, propping and other protection to maintain stability of adjacent structures or parts of structures both during and after completion of demolition works.

.2 Cutting and fixing ends of lintels.

.3 Labours, mortices and inserts on precast concrete components.

.4 Bonding brickwork to new or existing brickwork/masonry.

.5 Retaining insulation in cavities of hollow walls.

.6 Removal of all insitu and applied finishings in conjunction with the taking down of all structural and non-structural walls, partitions and the like.

.7 Demolishing piers and the like within the running length.

.8 Holes, chases, mortices and the like

.9 Removal of all timbers, fixtures and fittings including stripping out all associated cleats, bearers and fillets and withdrawing all plugs, all denailing and all subsequent making good to finishes disturbed.

.10 Watering to prevent nuisance by dust.

.11 Cutting out, cutting back and plugging off as appropriate any redundant piping, tubing, conduit, wires, bars etc., encountered during any demolition works.

.12 Extending finishings, decorations, skirtings, picture rails, cornices and the like into or over newly formed or infilled openings.

.13 Draining down and subsequent refilling of any heating or water services necessary in conjunction with demolition works being undertaken.

.14 Disconnecting all mechanical and electrical services (including earth bonding) and temporary diverting and reconnecting of same or capping off at a suitable location to leave the existing installations in a safe working order.

.15 Giving the required notices to Local Authorities, gas water or electricity companies and complying with any specific instruction from them.

.16 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Fencing and Gates

**Fencing and Gates Rates Deemed to Include**

A. Rates for fencing and gates are deemed to additionally include as appropriate for the following:

.1 Clearing all site vegetation (including where overgrown),, grubbing up roots, lifting turf for preservation, storing, maintaining and subsequently preparing/cultivating ground, relaying and watering and application of weedkiller.

.2 Grubbing up vegetation, roots, uncharted drains and services, etc., that may be encountered.

.3 Removal of gates with removal of fences

.4 Working next to existing buildings.

.5 Working next to public footpaths, roads and the like.

.6 Working next to or around existing services, maintaining and protecting as required.

.7 Levelling, compacting, grading and shaping formation level, backfilling and compacting selected material and disposal of all surplus excavated material from site.

.8 Excavating by hand or mechanical means in any kind of material (including hardcore, running silt and running sand), no additional cost will be entertained if it is found that the proposed method is impractical.

.9 Multiple handling of excavated material.

.10 Breaking up any material encountered including concrete, brickwork, masonry, stonework, bitumen macadam rock or any like hard material.

.11 Earthwork support including everything necessary to uphold the sides of the excavations.

.12 Allowances for working space as necessary to accommodate formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.

.13 Alterations as may be necessary to existing fencing, hedges, shrubs, trees and the like to accommodate work.

.14 Removing and refixing wire, boards and the like when replacing posts

.15 Disposal of ground and surface water, including by pumping if necessary.

.16 Excavation, concrete, backfilling etc of all post holes in any materials.

.17 Setting out and alignment of all fencing including curved, stepped and/or sloping fencing.

.18 Joining/jointing new sections of fencing to existing and abutments with structure.

.19 All necessary cutting of boards, posts and the like.

.20 Temporary supports.

.21 Using pressure impregnated timber.

.22 Applied preservative treatment coatings as finishing.

**Fencing and Gates Rates Deemed to Include (cont’d)**

A. Rates for fencing and gates are deemed to additionally include as appropriate for the following (Cont’d):

.23 Framing together timber gates with mortice and tenon joints.

.24 All labour, materials, fixing or hanging, glue, nails, screws, plugs, and everything necessary for the proper completion of the works.

.25 Fixing with nails unless otherwise instructed.

.26 Framing up, welding, drilling, bolts, nuts and fabrication and fixing of metal gates.

.27 End posts, corner posts, gate posts, straining posts and the like.

.28 Eye bolts, straining bolts, ratchets and the like.

.29 Any type of top to boards (round top, square top and the like).

.30 Any background for ironmongery fixing

.31 Decoration to match existing site pattern

.32 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally.

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Drainage

**Drainage Rates Deemed to Include**

A. Rates for drainage are deemed to additionally include as appropriate for the following:

.1 Clearing all site vegetation (including where overgrown),, grubbing up roots, lifting turf for preservation, storing, maintaining and subsequently preparing/cultivating ground, relaying and watering and application of weedkiller.

.2 Excavation by hand or machine as necessary and appropriate for the location of the work.

.3 Working in or next to existing buildings.

.4 Working next to public footpaths, roads and the like.

.5 Working next to or around existing services, maintaining and protecting as required.

.6 Levelling and compacting formation level including filling any soft spots with hardcore, backfilling and compacting selected material and disposal of all surplus excavated material from site.

.7 Earthwork support including everything necessary to uphold the sides of the excavations.

.8 Allowances for working space as necessary for formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.

.9 Blinding surfaces of hardcore beds and filling to excavations with approved fine material.

.10 Disposal of ground and surface water.

.11 Breaking up and removing concrete, brickwork, blockwork, masonry, bitumen macadam, rock and other obstructions.

.12 Sulphate resisting cement where required.

.13 Formwork and temporary support to concrete where required.

.14 Temporary diversion of existing drains, maintaining flow and subsequently reinstating on completion of the works.

.15 Stopping off ends of redundant drains.

.16 Jointing including special joints (to existing pipes, joints to pipes of different materials and sizes including couplings and the like)

.17 Fittings on new pipes (bends, branches, shoes, swan-necks and the like)

.18 Holes in structure, manholes etc. for pipes

.19 Making good finishes around pipes, supports etc.

.20 Vertical expansion boards to concrete surrounds at pipe joints.

.21 Coring, cleaning and flushing all drains, gullies and manholes etc., on completion.

.22 Clearing/Cleaning contaminated areas after clearing blockages.

.23 Clearing debris from pipelines in preparation for CCTV inspection

**Drainage Rates Deemed to Include (cont’d)**

A. Rates for drainage are deemed to additionally include as appropriate for the following (cont’d):

.24 Laying to falls.

.25 Testing all drainage, commissioning and providing all certificates required by the relevant authorities, bodies or the Client.

.26 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Concrete Work

**Concrete Work Rates Deemed to Include**

A. Rates for concrete work are deemed to additionally include as appropriate for the following:

.1 Sulphate resisting cement where required.

.2 Ordinary and fair face formwork and temporary supports to all concrete where required.

.3 Filling into or on to formwork and well tamping around reinforcement.

.4 Compacting concrete.

.5 Tamped, trowelled or smooth finish including laying to falls, cross falls and slopes.

.6 Working around obstructions, frames and the like.

.7 Making good to existing finishings and the like, labours (fair joints, jointing to existing and the like).

.8 Forming all holes, mortices, chases and the like.

.9 Expansion/contraction/construction joints of any kind.

.10 Rolling margins on all reinforcing bar.

.11 Cutting, bending or forming reinforcement to required shape and for all hooks, tying wire, spacers, chairs and the like.

.12 Reinforcement to cast insitu concrete (where required) and all precast concrete.

.13 Laps, tying wire and temporary supports to fabric reinforcement.

.14 Provision of a polythene DPC laid on sand blinding for all internal solid floor constructions or repairs, whether specifically stated or not.

.15 Welted and sealed laps and turn ups/downturns to damp-proof membranes.

.16 Lintels, cills and the like including the provision of all cast-in fixing blocks, slips or strips as required.

.17 Bedding precast concrete lintels, padstones etc., in cement or cement lime mortar and pointing as required.

.18 Provision of all cast-in fixing blocks, slips or strips required by other trades into cast insitu and precast components.

.19 Ends, angles, mitres, dropper kerbs and the like, curved work, kerbs in various lengths and kerbs laid flat or upright.

.20 Any size of channel

.21 Fair cutting macadam or asphalt surfacing or the like to facilitate kerb laying...

.22 Making good existing asphalt/bitumen macadam/concrete paving/surfacing and the like

.23 Provision of hand or machine mixed concrete as appropriate to the nature and circumstances of work being undertaken.

**Concrete Work Rates Deemed to Include (cont’d)**

A. Rates for concrete work are deemed to additionally include as appropriate for the following (cont’d):

.24 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Brickwork, Blockwork and Masonry

**Brickwork, Blockwork and Masonry Rates Deemed to Include**

A. Rates for brickwork, blockwork and masonry are deemed to additionally include as appropriate for the following:

.1 Internal and external work

.2 All rough and fair cutting including cutting and fitting around obstructions and the like.

Labours (fair joints, jointing to existing and the like

.3 Forming rough and fair labours i.e. grooves, throats, mortices, chases, rebates, holes, stops, mitres, eaves filling, returns, ends, bonding new to new and new to existing, extra material for returns and bonding, grouting, all labours and setting out and plumbing angles.

.4 Expansion/contraction/construction joints of any kind.

.5 Raking out joints and hacking faces to form key for finishings.

.6 Incidental structural supports where required including centering to new and rebuilt flat or cambered arches.

.7 Building against other surfaces/finishes including any cutting and pinning where required.

.8 Building overhand where required.

.9 Laying to curve

.10 Laying to falls, cross falls and slopes

.11 Cutting and forming easing to flue linings, bends and cutting walls around flue linings.

.12 Constructing work in any bond.

.13 Special bricks/blocks for ends and angles on copings and the like

.14 Additional fixing profiles, cramps, ties etc., as required.

.15 Finishing fair face and pointing with any type of joint as required.

.16 Labour and facing to returns, ends and angles to copings, cills and the like.

.17 Forming cavities between skins of hollow walls including stainless steel ties and insulation as required.

.18 Cutting, pinning and wedging load bearing work to soffits of existing work.

.19 Extending plaster, decorations, skirtings etc., where any openings filled in or cut through existing walls.

.20 Damp-proof courses and membranes including laps and bedding in cement mortar.

.21 All cutting or forming grooves and bedding and pointing to flashings, damp proof courses and to accessories i.e. ventilators, precast concrete units etc.

.22 Precast concrete units include for moulds, stooled ends and all exposed surfaces finished smooth

**Brickwork, Blockwork and Masonry Rates Deemed to Include (cont’d)**

A. Rates for brickwork, blockwork and masonry are deemed to additionally include as appropriate for the following (cont’d):

.23 Injection holes for chemical damp proof courses including making good

.24 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Woodwork

**Woodwork Rates Deemed to Include**

1. Rates for woodwork are deemed to additionally include as appropriate for the following:

.1 Any location of work.

.2 Levelling, packing and adjusting to present a perfectly level, even and true frame or backing.

.3 All labours, grounds, battens, packings, noggins, cleats, solid strutting, jointing timbers, holes, bolts, etc., and treating cut ends with brush applied preservative to structural timbers.

.4 All grounds, battens, noggins, tilting fillets, firring pieces and the like and for all necessary packing and adjustment to present a perfectly level, even and true frame or backing.

.5 Taking off and renewing defective battens, bituminous felt underlays and vapour barriers where replacing roof or weatherboarding.

.6 Ends, angles, mitres, splayed edges, scribing denailing and punching in nails and other labours for all items of woodwork.

.7 Rates for cladding and covering shall include for all labours i.e. edges, junctions, angles, ends, intersections and the like, beam filling, jointing and sealing, bedding edges and pointing, remove/refix existing tiles, slates and leadwork incidental to the work carried out, ends, angles, intersections and the like to ridges and hips incl. any necessary filling, laps, trims channels and the like.

.8 Rates for linings, sheathing and dry partitioning shall include for denailing and punching in nails, additional studding, noggins and the like, studding, skirting and cover fillets associated with bath panels, firring pieces and the like, leaving replacement floors or underlays level with existing floors, additional support battens where ceiling edges run parallel with floor joists (or similar situations to ceilings and wallboarding).

.9 Talking up any type of flooring (including tongued and grooved)

.10 Taking off and subsequently refixing skirtings, architraves, stops, saddles etc. where required.

.11 Taking out and subsequently refixing sanitary fittings, kitchen fittings etc to accommodate work.

.12 Battens/grounds for skirting, cover strips and the like.

.13 Taking down and refixing as required bath panels, duct casings, support framework to bath panels and duct casings etc.

.14 All bearers and fixings to any surface.

.15 Splicings, piecing in and all making good in repairing and overhauling or replacing doors, windows, frames, ironmongery and the like.

.16 Mastic pointing to external door or window frames.

.17 Dovetail and scarfed joints, notchings and fitting ends of timbers to metal sections, shoes and heads, trimming floor joists, ceiling joists and rafters to openings for hearths, chimneys, trap doors and the like.

**Woodwork Rates Deemed to Include (cont’d)**

1. Rates for woodwork are deemed to additionally include as appropriate for the following (cont’d):

.18 Fitting new ironmongery to all new external doors or refitting existing as specified, including all necessary parts and fixings so as to be fully operational.

.19 Pre-priming or factory priming all finished timber and joinery (irrespective of whether standard or purpose made)

.20 Unless otherwise described as being “prepared for decoration” or “prepared for re-decoration”, the painting of two undercoats and one gloss oil colour finishing coats following installation of the work whether described in the Schedule of Rates descriptions or not.

.21 Unless specified otherwise, sourcing all new ironmongery to match existing removed so far as is practicable.

.22 Overhauling ironmongery is to include for taking off, dismantling, renewing any defecting parts, oiling as required, assembling and refixing with new screws or fixings to leave in perfect working order.

.23 Overhauling, easing and adjusting doors, windows etc., is to include for all repairs required to the complete door or window and their associated frames, linings, architraves, stops etc., and not just one repair. The work includes for taking off all ironmongery, carrying out all repairs to the item, easing and adjusting the door or window to fit its frame or lining, fully repairing or if specified renewing all ironmongery, including oiling to leave the whole item to be repaired in full and good working order.

.24 Rates for windows shall include for ventilators, condensation channels, ventilated glazing beads, glass locking systems, multi-point locking systems, adjusting existing frame to suit new ironmongery including any type of hinge or sash spring, fixings and fastenings (incl. to any type of plastic frame), beads, quadrants, coverslips and the like, labours on timbers (rebates, grooves, mouldings and the like, any type of draughtproofing including silicon sealant around frames.

.25 Rates for ironmongery generally include for fitting and fixing, including cutting, sinking, boring, morticing etc., lubricating and adjusting all locks, catches, etc., splicing in where necessary and all making good as required.

.26 The rates for all new doors includes for any size and either supplying the doors to the exact size or cutting down a larger door to suit the existing frame or lining size, including the provision and adaptation of door blanks where necessary. No extra payment will be made due to difficulties in accurately fitting any door to existing linings. Rates include for decoration and finishes (including factory finishes), any component of pre-finished hardwood door set (glass, solid panels, finish, weather/trapper bar, hinges, multipoint locking system and handles, letterplates and the like.

.27 The rates for all doors/door frames shall include for all beads, stops (incl. stops for fire doors), quadrants, architraves, and the like, adjusting existing frames, thresholds, stops and the like to suit new doors including forming rebates for multiple locking systems, adjusting existing doors or frames to suit ironmongery, cutting bottoms of doors to adjust height, fixings and fastenings, refixing keepers when replacing sections of door frame, rising butt hinges in lieu of butt hinges where required and all labours.

.28 Rates for all doors and windows shall include for framing, studding, packing, sticking, screwing, cramping, welding, glazing, ironmongery, decoration and finishes (incl., factory finishes) and all materials not specifically mentioned, but required to make and fix the whole to work perfect.

**Woodwork Rates Deemed to Include (cont’d)**

1. Rates for woodwork are deemed to additionally include as appropriate for the following (cont’d):

.29 Rates for timber stairs, walkways and balustrades shall include for any size of timber members (treads, risers, handrails, strings and the like, ends, angles, ramps, wreaths and the like on newels, handrails and the like, housing joints, work on the rake, adjusting existing staircase to receive new members (e.g. forming mortices, grooves and the like), labours on timbers (mouldings, rebates, grooves, tongues and the like), wedging treads and risers, blocking, dowelling, pelleting and gluing, grounds and other supports for handrails, metal connectors, fixings, fastenings, brackets and the like including replacing/re-securing existing.

.30 Provision of kitchen units as pre-assembled or in flat pack form. Assembly on site in the case of all flat pack units.

.31 Provision of kitchen units, unless expressly stated to the contrary as complete components inclusive of all doors, shelves, drawers, blank/finishing panels, drawer runners, shelf supports, hinges, handles and all other ironmongery and the like.

.32 Joining and or mitreing worktops as necessary.

.33 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

1. Rates for Kitchen Fittings etc. are deemed to additionally include as appropriate for the following:

.1 Sheet backing to kitchen units.

.2 Notching, cutting holes, scribing etc., to ducts, kitchen worktops, fittings and the like.

.3 Sealant at junction of worktops, vanity unit tops and adjacent wall finishes.

.4 Provision of kitchen units as pre-assembled or in flat pack form. Assembly on site in the case of all flat pack units.

.5 Provision of kitchen units, unless expressly stated to the contrary, as complete components inclusive of all doors, shelves, drawers, blank/finishing panels, drawer runners, shelf supports, hinges, handles and all other ironmongery and the like.

.6 Joining and or mitreing worktops as necessary.

.7 Openings in worktops for inset sinks and the like.

.8 Ends, angles, and the like on worktops.

.9 Ends, angles, panels, filler pieces, edgings and the like on fittings units and the like.

.10 Ends, angles, mitres and the like on cornices, pelmets and the like.

.11 Cutting and fitting units and worktops around obstructions (ducts and the like)

.12 Grounds for fixing and angle fixing blocks.

.13 Timber infills and associated work.

.14 Any type of unit of a given size e.g. drawer unit, sink unit etc.

**Woodwork Rates Deemed to Include (cont’d)**

1. Rates for Kitchen Fittings etc. are deemed to additionally include as appropriate for the following (cont’d):

.15 Dismantling units or parts of units for repair and their subsequent reassembly including sink tops and bonding

.16 Disconnection, stopping off, cutting, adjustments and reconnection to existing pipework including locating and turning taps, cocks and valves on and off, clearing air locks and venting.

.17 Disconnecting and reconnecting earth bonding

.18 Jointing pipes to fittings (including associated new fittings)

.19 Fittings on new pipes (bends, branches, tees and the like)

.20 Fittings and ancillaries on replacement appliances, equipment and the like (connectors, couplers, reducers and the like).

.21 Connecting fittings ancillaries and equipment to existing pipes.

.22 Joints including special joints (joints to existing pipes, joints to pipes of different material and sizes including couplings and the like).

.23 New pipework including pipe brackets, clips and the like.

.24 Overflow pipes and connections to overflow pipes.

.25 Holes, chases in structure (walls, floors etc.) for pipes of any size.

.26 Making good finishes around pipes of any size, supports and the like.

.27 Clearing air locks, rectifying water hammer.

.28 Electrical connections/disconnections incl. flex.

.29 All testing and provision of all required certification.

.30 Alterations to skirting including new lengths and painting

.31 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Metalwork

**Metalwork Rates Deemed to Include**

A. Rates for metalwork are deemed to additionally include as appropriate for the following:

.1 Screwed, bolted or welded joints, riveting, drilling and tapping etc., including provision of fixing components such as rivets, bolts, rag bolts, raw bolts, screws and the like, together with all nuts, washers etc., as required.

.2 Sealant pointing around screens, fixtures and other situations wherever appropriate.

.3 Priming and painting two undercoats and one gloss finishing coat of oil colour on all new metalwork to match existing decorations.

.4 Overhauling, easing and adjusting doors, etc., is to include for all repairs required to the complete door and its associated frame and not just one repair. The work includes for taking off all ironmongery, carrying out all repairs to the item, easing and adjusting to fit its frame or lining, fully repairing or if specified renewing all ironmongery including oiling to leave the whole item to be repaired in full and working order.

.5 Rates for grab bars, grab rails, shower curtains, shower head riser rails and all like accessories are deemed to include for provision of all necessary brackets, flanges, pattresses, grounds for fixing, bearers and supports, all alterations necessary and similar items where specifically stated or not in Schedule of Rates descriptions.

.6 Standards, posts and or supports for balustrading.

.7 Ends, ramps, angles, wreaths, bends and the like on handrails and balustrades.

.8 Internal and external work, sloping work and where applicable all horizontal, sloping and vertical members of handrails returned to ground and intermediate rails.

.9 Any size of door (standard or non standard.

.10 Beads, quadrants, architraves, stops and the like in connection with the replacement of doors or door frames.

.11 Adjusting existing doors, frames, stops and the like to suit ironmongery

.12 Fixings, fastenings including ironmongery for any type of garage door.

.13 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Finishings

**Finishings Rates Deemed to Include**

A. Rates for finishings are additionally deemed to include as appropriate for the following:

.1 Work to flat, sloping, curved or vertical surfaces.

.2 Hacking existing surfaces to provide a key for new work.

.3 Working on any type of new or existing background surface.

.4 Removing any type of tile or sheet from any type of background surface.

.5 Preparing backgrounds to receive any finish, such as dry brushing off to remove all loose particles, dust and efflorescence, washing off any grease and mould oil, hacking, raking out joints in brick and blockwork, wetting and rewetting surfaces, application of all priming solutions/coats/bonding agents/mould inhibitors, all to ensure that an adequate bond between the background and adhesive, plaster or any other finish is obtained.

.6 Making good of all damaged sub-floors and other surfaces in preparation to receive any applied finishes, including application of proprietary self levelling latex cement compound where necessary.

.7 All dubbing out to walls or ceilings as required to any thickness to provide the correct levels and to maintain planes with existing surrounding plasterwork, making fair joints between new plasterwork and existing surrounding plasterwork.

.8 Any colour of cement, waterproofer, salt inhibitor, mould inhibitor, splatter das/scud coat, pva bonding agent to plastered, rendered, roughcast coatings.

.9 Labours (arrises, internal angles, fair joints, joints to existing and the like, edging strips to form fair external angles, angle beads, stop beads.

.10 Working or cutting and fitting any finishings around all pipes, electrical fittings, appliances, into rebates in frames, around openings, protections, and all like components, fittings, obstructions or voids, including any additional making good necessary.

.11 De-nailing existing timbers and providing all necessary battens or noggins to support edges and joints of plasterboard.

.12 Taking off skirtings, architraves, stops and the like and subsequently refixing and redecoration.

.13 Cement and sand backing, adhesive, special tiles including angle tiles, tile trim, narrow widths, jointing and grouting (including any colour of grouting) to any tiling work.

.14 Latex screed to new and repaired floor finishes to obtain correct levels.

.15 Any number of layers of tiles for hacking off.

.16 All work in narrow widths, patches and the like irrespective of the size or girth.

.17 Additional surfaces caused by all returns, set-backs, recesses, alcoves, openings, reveals, soffits, chimney breasts, projections, protrusions and similar are deemed to be part of general wall and or ceiling areas within which they occur and are not to be treated as separate wall and or ceilings.

.18 Provision of all necessary expanded metal lathing backing, stop/angle beads and the like.

**Finishings Rates Deemed to Include (cont’d)**

A. Rates for finishings are additionally deemed to include as appropriate for the following (cont’d):

.19 Cutting of metric floor, wall or ceiling tiles where required to replace imperial sized equivalents or vice versa

.20 Priming, pre-caulking, scrimming, caulking and all other preparatory treatment relevant to surfaces to receive decorative finishes.

.21 Cove formers, covings, cappings and the like.

.22 Hot welding of joints and or seams.

.23 Provision of all sealants to maintain integrity of tile and sheet floor coverings at all abutments, upstands, skirtings, joints with other coverings, around openings, penetrations, pipes, drains, wastes and all other like situations.

.24 Disconnecting as necessary, removing and subsequent re-fixing and re-connecting any type of bathroom fitting (including electrical fittings such as light fittings, light switches, socket outlet points and the like) and or sanitary appliance in order to undertake work.

.25 Locating and working around underfloor services and insulation

.26 Polystyrene damp proof membranes

.27 Protection of all furniture and fittings, the provision of dust sheets and the removal of items such as curtains etc., prior to commencing the works, together with the rehanging or reinstatement of the same.

.28 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Painting, Decorating and Clear Finishings

**Painting, Decorating and Clear Finishings Rates Deemed to Include**

A. Rates for painting and decorating are additionally deemed to include as appropriate for the following:

.1 Preparation of surfaces (including galvanised surfaces) and the requisite type and number of paint coatings to be in accordance with the manufacturer’s recommendations and/or these preambles, which ever constitutes the highest performance specification.

.2 Stripping of paper shall include for any number of layers of any type of wallpaper or wall covering and if painted shall be deemed to include for any type of paint to any of the layers to be stripped.

.3 Work on any surface or surface finish whatsoever encountered.

.4 Cutting in around glazing and other finishes.

.5 Work in multicolours and cutting to line.

.6 Work in staircase areas, plant rooms etc.

.7 Work on all opening edges of windows, doors etc.

.8 Taking off and refixing ironmongery on completion.

.9 All necessary mist coats.

.10 Matt or vinyl silk finish emulsion paint as directed.

.11 Eggshell or gloss oil colour paint as directed.

.12 Priming coat to all new metalwork.

.13 Work includes all narrow widths and patches irrespective of the girth or size.

.14 All rubbing down and preparation of wall surfaces and for sizing walls prior to hanging wall or lining paper.

.15 Hanging of wall or lining paper strictly in accordance with the manufacturer’s instructions.

.16 Protection of all furniture and fittings, the provision of dust sheets and the removal of items such as curtains etc., prior to commencing the works, together with the rehanging or reinstatement of the same.

.17 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Glazing

**Glazing Rates Deemed to Include**

A. Rates for glazing are additionally deemed to include as appropriate for the following:

.1 Any size pane.

.2 Irregular size or shape of panes including all cutting where necessary.

.3 Replacement of all breakages of new or existing glass including whilst cutting out for or fitting window moulded extractor/ventilation fans and the like fittings.

.4 Taking off and refixing or renewing wood or metal beads.

.5 Taking off and rebedding or renewing washleather strips, rubber seals and the like.

.6 Sealing or priming all rebates and backs of beads prior to inserting/fixing glazing.

.7 Glazing compound, gaskets, sprigs, clips or other fixing materials.

.8 Condensation channels, protection channels, ventilators and the like

.9 Obscured glass is to be Artic or similar to match existing.

.10 Patterned glass is to match existing.

.11 Aligning patterned or wired glass and panes with adjacent panes and matching all materials to existing.

.12 Touch up painting

.13 All work to be undertaken in accordance with the current Building Regulations Approved Document L as appropriate by FENSA registered operatives.

.14 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Plumbing, Heating, Rainwater and Foul Drainage above Ground

**Plumbing, Heating, Rainwater and Foul Drainage above Ground Rates Deemed to Include**

A. Rates for plumbing and heating are additionally deemed to include as appropriate for the following:

.1 Stripping out redundant or defective pipework, fittings and the like not specifically referred to in the priced Schedule of Rates descriptions.

.2 Locating and turning taps, cocks, valves and the like on and off, clearing air locks and venting.

.3 Turning off water using any means including freezing.

.4 Cutting or forming any size holes, mortices, chases and the like in the existing structure and making good all work disturbed including making good all finishes, skirtings, trims, redecoration and the like..

.5 Cutting openings in worktops and adjusting worktops to suit sink tops.

.6 Patterns, moulds, templates and the like.

.7 Renewing, installing or repairing any valves, taps, cocks, fittings, sanitaryware and the like shall include for shutting any external or internal valves to isolate the relevant circuit or sub-circuit and draining any residual water from the circuit or sub-circuit pipework.

.8 Draining down any or part of any water services installations and subsequently refilling, venting adjusting and setting temperature and controls.

.9 Removing and subsequently replacing or renewing insulation, access panels, floor boarding, shelving, bath panels and the like in order to gain access to the work.

.10 Any size of bath panel including bath end panels.

.11 Recesses in floors (any type) to facilitate shower tray.

.12 Extending, altering and adapting existing pipework to suit any new work including all directional changes, providing any additional pipework including flexible hoses, valves, fittings, pipe brackets, clips and the like or other materials required including any joint to pipes of different materials and different sizes..

.13 All fittings on pipes such as bends, branches, tees and the like.

.14 Knotting, priming, stopping, filling and painting two undercoats and one gloss finishing coat of oil colour on all new woodwork replaced in connection with this section to match existing decoration.

.15 Priming and painting two undercoats and one gloss finishing coat of oil colour on all new exposed pipework or radiators to match existing decorations.

.16 Labelling pipe runs, valves, stopcocks and other similar fittings.

.17 Items of sanitaryware include for all accessories such as overflow, waste, chains, plugs etc., sealing joints between fitting and adjacent surfaces with a neat bead of anti-mould jointing silicone, and leaving the fitting in pristine condition and full working order.

.18 Additional studs, grounds, bearers and the like to receive shower units, grab rails, shower seats and the like.

**Plumbing, Heating, Rainwater and Foul Drainage above Ground (cont’d)**

A. Rates for plumbing and heating are additionally deemed to include as appropriate for the following (Cont’d)

.19 Cleaning of all sanitaryware and other fittings, upon completion to remove all marks and leave in a pristine condition.

.20 Removal of all swarf and foreign matter from storage tanks, cisterns, cylinders and the like on completion, thoroughly flushing throughout to clean and resetting any valves, ballvalves and the like to ensure correct water level.

.21 Installing, repairing or renewing cisterns, tanks and cylinders and the like include where appropriate for the transfer of any functional electric immersion heater from the existing to new component.

.22 Electrical connections and disconnections, earthing of sanitary fittings, grab rails and the like.

.23 Rates for grab bars, grab rails, shower curtains, shower head riser rails and all like accessories are deemed to include for provision of all necessary brackets, flanges, pattresses and similar items where specifically stated or not in Schedule of Rates descriptions.

.24 Rates for grab rails and grab bars shall include for providing in various colours as may be directed.

.25 Overhauling any item is to include for **removing**, dismantling **and** replacing any work or defective part, greasing or oiling where appropriate, reassembling to leave in perfect working order and refixing.

.26 Earthing and bonding (including all disconnection and reconnecting of existing where required), all plumbing and associated metalwork in conjunction with Schedule items whether specifically stated or not in Schedule of Rates descriptions.

.27 Testing all services, fittings, appliances, etc., including clearing any airlocks, rectifying water hammer, commissioning and providing all certificates required by the relevant gas, oil, water or electrical authorities, bodies or the Client.

.28 Works carried out externally.

.29 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

B Rates for rainwater (pipework and gutters) are additionally deemed to include as appropriate for the following:

.1 Pipes or gutters of any colour

.2 Fittings on new pipes and new gutters (bends, branches, shoes, swan-necks, stop ends, outlets and the like.

.3 Connecting fittings, ancillaries, and equipment to existing pipes and gutters.

.4 Joints including special joints (joints to existing pipes and gutters, joints to pipes and gutters of different materials and sizes, including couplings and the like.

.5 Patterns, moulds, templates and the like

.6 Pipe and gutter brackets, clips, spacers and the like

**Plumbing, Heating, Rainwater and Foul Drainage above Ground (cont’d)**

B Rates for rainwater (pipework and gutters) are additionally deemed to include as appropriate for the following (cont’d):

.7 Holes, chases and the like in structure (walls, floors etc.) for pipes of any size.

.8 Making good finishes around pipes, supports etc. including any decoration/redecoration/touching up of decorations...

.9 Works that may be carried out externally.

.10 Removing and refixing of existing pipe casings including making good an redecoration as necessary

.11 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

C Rates for foul drainage above ground are additionally deemed to include as appropriate for the following:

.1 Pipes, fittings etc. of any colour

.2 Fittings on new pipes (bends, branches, swan-necks, connectors and the like).

.3 Connecting fittings, ancillaries and equipment to existing pipes.

.4 Joints including special joints (joints to existing pipes, joints to pipes of different materials and sizes, including couplings and the like.

.5 Patterns, moulds, templates and the like

.6 Pipe brackets, clips, spacers and the like

.7 Holes, chases and the like in structure (walls, floors etc.) for pipes of any size.

.8 Making good finishes around pipes supports etc. including any decoration/redecoration/touching up of decorations...

.9 Works that may be carried out externally.

.10 Testing including provision of any test reports required

.11 Removing and refixing of existing pipe casings including making good and redecoration as necessary.

.12 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

## Electrical Installation

**Electrical Installation Rates Deemed to Include**

1. Rates for electrical work are additionally deemed to include as appropriate for the following:

.1 Investigation for fault diagnosis.

.2 Disconnecting and or isolating electricity supply and subsequently reinstating.

.3 Stripping out redundant or defective cables, conduits, fittings and the like, not specifically referred to in the priced Schedule of Rates descriptions.

.4 Disconnection and removal of illegal wiring.

.5 Patterns, moulds templates and the like.

.6 Stripping out, builder’s work and the like associated with any re-wiring including the complete re-wiring of existing properties.

.7 Where necessary, the removal and reinstating of electrical voltage supply by appropriate supply/service provider to facilitate the progression of works. Service Provider to arrange attendance and pay all charges incurred in connection with supply/service provider’s work.

.8 Disconnecting and connecting cables, conduit, trunking and the like including connecting to fittings or appliances and existing installations and including flex.

.9 Unless otherwise specified all replacement items are to be like for like (as far as possible)

.10 Replacement of fuses and spur unit fuses.

.11 Draining down, refilling, venting, adjusting and setting controls in connection with repairs or replacement of cylinder heater elements and the like. Specifically the relevant requirements as set out in the Plumbing, Heating, Rainwater and Foul Drainage above Ground section of these measurement preambles shall be applicable.

.12 Renewal of equipment includes for disconnecting and removing old equipment supplying and fixing new equipment specified and connecting to adjacent outlet point. Should a new outlet point be required it shall be deemed to be included.

.13 Builders work such as cutting or forming holes, apertures, mortices, chases and the like in the existing structure and making good around fittings, holes apertures, chases and the like and making good all work disturbed.

.14 Adjusting and setting controls.

.15 Removing and subsequently replacing or renewing insulation, access panels, floor boarding, shelving and the like in order to gain access to the works.

.16 Gaining access to wall, floor and ceiling voids and the like where required including removal and reinstating of lids, covers, accessories, equipment, locating junction boxes, withdrawing or disconnecting old cables, threading new cables through old conduits or providing and fixing new conduits/mini trunking complete and fixing to any background shall be deemed to be included in rates for wiring.

.17 Altering and adapting existing installation to suit any new work including providing any additional cables, fittings or other materials required.

**Electrical Installation Rates Deemed to Include (cont’d)**

A. Rates for electrical work are additionally deemed to include as appropriate for the following: (cont’d)

.18 Preparing new or existing fittings and supplying and connecting all cables, screws, clips and accessories.

.19 Fixings, clips, saddles, brackets and supports for cables or conduits or trunking or fittings or appliances and the like including plugging and screwing.

.20 Circuits are deemed to include any type of cable, any type of conduit and all associated fittings.

.21 Where more than one isolator forms part of the same circuit the additional isolators are deemed to be included in that circuit.

.22 Cooker outlet points are deemed to be included with cooker switch points in circuits.

.23 Lighting switch points are deemed to be included with lighting outlet points in circuits.

.24 Flex to fixed electrical appliances.

.25 All necessary designs for installations.

.26 Providing and fixing blank plates as necessary to fuse boards and outlets.

.27 Rates for Consumer Control Units (CCUs) are deemed to include for providing and fixing fuses, miniature circuit breakers (mcbs), blank way plates, residual current devices (rcd's) and the like.

.28 Providing and fixing new backboxes, pattresses, earth fly leads and other items normally associated with any fitting being renewed.

.29 Additional grounds, battens and supports.

.30 Reusing existing conduit, trunking etc., where possible.

.31 Supply and fixing any size new cable, conduit and trunking including where not possible to use existing cable, conduit and trunking and to include dressing, bends, bending conduit, angles, conduit boxes, outlets sleeves, glands on MICC cables, connecting tails, conduit and cable terminations and all other accessories and fixings.

.32 Bends and the like and connections on cooker hood ducting.

.33 Overhauling any item is to include for removing, dismantling and replacing any worn or defective part, greasing or oiling where appropriate, reassembling to leave in perfect working order and refixing.

.34 Electric light bulbs (enclosed within a fitting).

.35 Priming and painting two coats oil colour on new exposed conduit to match existing.

.36 Earthing and bonding all plumbing and associated metalwork in conjunction with Schedule of Rates items whether specifically stated or not in Schedule of Rates descriptions.

.37 Rearranging fittings on backboard including repositioning earth bonding tails and the like.

**Electrical Installation Rates Deemed to Include (cont’d)**

A. Rates for electrical work are additionally deemed to include as appropriate for the following: (cont’d)

.38 Inspection and testing of all services, fittings, appliances etc., when completed to ensure satisfactory functional operation and safety, including temporary supply, engraving, circuit charts, drawings and labels for identification, commissioning and providing all certificates (including test results) required by the relevant electrical authorities, bodies or the Client.

.39 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally.

.40 Undertaking all electrical work to comply fully with the requirements of BS 7671.

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

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|  | MAINTENANCE OF SOLID FUEL APPLIANCES |  |  |
|  |  |  |  |
|  | Fuel Storage Facilities |  |  |
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|  | Coal Bunkers |  |  |
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| SF080001 | COAL BUNKER:REMOVE EXISTING PROPRIETARY | NO | 53.33 |
|  | Coal Bunker:Take down existing damaged proprietary coal bunker and remove waste and debris. |  |  |
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| SF080002 | COAL BUNKER:DEMOLISH EXISTING BRICK AND CONCRETE | NO | 53.33 |
|  | Coal Bunker:Take down existing brick built coal bunker complete with concrete roof and remove waste and debris. |  |  |
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| SF080003 | COAL BUNKER:RENEW WOODEN TOP | NO | 36.12 |
|  | Coal Bunker:Take off existing wooden top and remove waste and debris, fix new wooden top. |  |  |
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| SF080005 | COAL BUNKER:RENEW CONCRETE TOP | NO | 72.70 |
|  | Coal Bunker:Take off existing concrete top and remove waste and debris, fix new concrete top. |  |  |
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| SF080007 | COAL BUNKER:FIX NEW TO EXISTING BASE | NO | 343.48 |
|  | Coal Bunker:Supply and fix new precast concrete sectional coal bunker, 12 cwt capacity complete to existing base. |  |  |
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| SF080009 | COAL BUNKER:PREPARE BASE | NO | 81.16 |
|  | Coal Bunker:Excavate to reduce levels, lay 100mm granular sub-base well compacted, lay 2 No. 900x600mm precast concrete paving slabs, solid bedded on cement mortar (1:3) ready to receive coal bunker, remove waste and debris. |  |  |
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| SF080011 | COAL BUNKER:FIX NEW 5 CWT PLASTIC TO EXISTING BASE | NO | 225.81 |
|  | Coal Bunker:Supply and fix new proprietary plastic coal bunker, 5 cwt capacity complete to existing base. |  |  |
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| SF080013 | COAL BUNKER:FIX NEW 10 CWT PLASTIC EXISTING BASE | NO | 263.58 |
|  | Coal Bunker:Supply and fix new proprietary plastic coal bunker, 10 cwt capacity complete to existing base. |  |  |
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|  | Chimneys |  |  |
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|  | Flue Sundries |  |  |
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| SF125001 | CHIMNEY:BALL FLUE AND CLEAR OBSTRUCTION | IT | 35.16 |
|  | Chimney:Ball chimney flue, clear obstruction and clean up including all associated work and remove waste and debris. |  |  |
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| SF125003 | CHIMNEY:BALL FLUE REMOVE COWL | IT | 50.33 |
|  | Chimney:Remove cowl, ball chimney flue, clear obstructions and clean up, refix cowl, including all associated works and remove waste and debris. |  |  |
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| SF125005 | CHIMNEY:CLEAR BLOCKED FLUE IN ROOF | IT | 161.53 |
|  | Chimney:Clear blockage from flue in roof area, cut into flue, remove blockage, rebuild and make good flue and stack and remove waste and debris. |  |  |
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| SF125007 | CHIMNEY:CLEAR BLOCK FLUE IN BREAST | IT | 184.64 |
|  | Chimney:Clear blockage from flue in chimney breast, cut hole in breast and flue, remove blockage, make good to flue, breast and wall finishes and remove waste and debris. |  |  |
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| SF125010 | CHIMNEY:SWEEP FLUE - REGISTERED | IT | 79.02 |
|  | Chimney:Sweep flue, including protect carpets, furniture etc., remove waste and debris, work to be undertaken by a registered chimney sweep. |  |  |
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| SF125011 | CHIMNEY:SMOKE TEST AND REPORT | IT | 22.12 |
|  | Chimney:Smoke test flue including all associated work and written report to Client Representative. |  |  |
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| SF125013 | FLUE:CCTV SURVEY | IT | 157.00 |
|  | Flue:Undertake CCTV survey of chimney flue to identify fault or following repairs, remove and refix fire or fire surround as necessary, including all access equipment to chimney, hire charges and any temporary relocation, remove on completion, supply written report and video/CD to Client Representative (rate includes for travelling and other non-productive time). |  |  |
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|  | Chimney Stacks |  |  |
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| SF130001 | CHIMNEY:DEMOLISH STACK AND MAKE GOOD ROOF | IT | 453.77 |
|  | Chimney:Demolish chimney stack including any applied finishes, liners, concrete slabs, pots and haunchings down to below roof level, make good roof where stack removed including cap flues with concrete cover slab, cut into flues and insert 225x225mm airbricks, extend roof covering including felt, battens and timber as necessary to match existing and remove waste and debris. |  |  |
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| SF130003 | CHIMNEY:SEAL FLUE | IT | 107.50 |
|  | Chimney:Remove pot and seal flue opening to chimney stack with slates bedded in mortar (1:1:6) cut out and insert air vent in chimney breast, make good all works disturbed and remove waste and debris. |  |  |
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|  | Chimney Pots, Caps, Cowls etc. |  |  |
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| SF130005 | CHIMNEY:RENEW POT NE 900MM HIGH | NO | 126.37 |
|  | Chimney:Renew existing pot with any new pot ne 900mm high including clean off, alter existing opening to suit, bed and flaunch in cement mortar (1:3) and remove waste and debris. |  |  |
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| SF130007 | CHIMNEY:RENEW MARCONE NE 990MM | NO | 235.24 |
|  | Chimney:Renew existing pot with Marcone Flue terminal ne 990mm high including clean off, alter existing opening to suit, bed and flaunch in cement mortar (1:3) and remove waste and debris. |  |  |
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| SF130009 | CHIMNEY:REBED POT | NO | 29.97 |
|  | Chimney:Remove and refix existing pot including clean off pot and flaunching, prepare and rebed in mortar (1:3) and make good flaunching and remove waste and debris. |  |  |
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| SF130011 | CHIMNEY:INSTALL COLT COWL | NO | 102.96 |
|  | Chimney:Supply and fix new Colt type cowl to chimney pot. |  |  |
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| SF130013 | CHIMNEY:INSTALL AEROCOWL TO POT | NO | 125.74 |
|  | Chimney:Supply and fix new 175x150mm diameter Aerocowl to chimney pot. |  |  |
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| SF130015 | CHIMNEY:450MM VENTED CAP TO POT | NO | 35.34 |
|  | Chimney:Supply and fix new terra cotta vented cap 450mm high to chimney pot. |  |  |
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| SF130017 | CHIMNEY:RENEW GALVANISED WIRE BIRDCAGE | NO | 45.08 |
|  | Chimney:Renew heavy galvanised wire birdcage to any size chimney pot including removal of old cage and remove waste and debris. |  |  |
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|  | Roofing |  |  |
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|  | Loft Insulation |  |  |
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| SF135003 | INSULATION:LAY UPTO 270MM THICK QUILT | SM | 13.50 |
|  | Insulation:Supply and lay new upto 270mm thick insulation quilt to loft area including gain access and moving/replacing contents within loft area in order to undertake work. |  |  |
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| SF135005 | INSULATION:OVERLAY EXISTING | SM | 7.07 |
|  | Insulation:Gain access to loft area, moving/replacing contents within loft area in order to undertake work, overlay existing insulation with upto 100mm thick insulation quilt to achieve required thickness to meet Client's Standard. |  |  |
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|  | Fireplaces |  |  |
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|  | Fire Surrounds and Hearths |  |  |
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| SF140001 | FIREPLACE:RENEW COMPLETE | NO | 640.77 |
|  | Fireplace:Take out existing fire surround and hearth complete, clear recess, alter and build in new firebase, fireback and throat unit, prepare for, supply and build in new tiled fireplace surround size ne 1220x900x100mm with opening size 510x575mm and tile returns 50x50x6mm stainless steel angle around opening, 2 No. stainless steel eyes on either side of opening and 1100x500x50mm tiled hearth with tiled return on three sides bedded in cement mortar, make good finishings and remove waste and debris. |  |  |
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| SF140002 | FIRE:RENEW COMPLETE | NO | 588.18 |
|  | Fire:Take out existing fire surround and hearth complete, clear recess, rebuild opening complete with back base, firebase, fireback and lintel, prepare for, supply and build in new tiled fireplace surround size ne 1220x900x100mm with opening size 510x575mm and tile returns 50x50x6mm stainless steel angle around opening, 2 No. stainless steel eyes on either side of opening and 1100x500x50mm tiled hearth with tiled return on three sides bedded in cement mortar, make good finishings and remove waste and debris. |  |  |
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| SF140003 | FIRE:RENEW SURROUND | NO | 219.70 |
|  | Fire:Take out fire surround and clear away, prepare for, supply and build in new tiled fire place surround size ne 1220x900x100mm with opening size 510x575mm and tile returns 50x50x6mm stainless steel angle around opening, 2 No. stainless steel eyes on either side of opening, make good all finishings and remove waste and debris. |  |  |
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| SF140005 | FIRE:RENEW SURROUND AND HEARTH | NO | 381.75 |
|  | Fire:Remove existing and renew tiled fireplace surround and hearth size ne 1200x900x100mm with opening size 510x575mm complete with shelf, bedded in cement lime mortar (1:1:6) make good finishings and remove waste and debris. |  |  |
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| SF140007 | FIRE:RENEW HEARTH COMPLETE | NO | 185.04 |
|  | Fire:Take out tiled hearth, clear away, prepare for, supply and build in tiled hearth size ne 1220x500x50mm with tiled returns on three sides bedded in cement mortar, make good finishings and remove waste and debris. |  |  |
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| SF140008 | FIRE:ADAPT FOR GAS | NO | 149.60 |
|  | Fire:Remove existing fireplace surround and hearth, backboiler and fire, blank off pipework, modify opening to gas regulation standard to suit any gas fire and backboiler (installed by others) including extending skirting and make good finishes, size ne 1200x900x100mm with opening size 510x575mm complete with shelf, bedded in cement lime mortar (1:1:6), make good finishings and remove waste and debris. |  |  |
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| SF140009 | FIRE:REMOVE FIRE AND SEAL OPENING | IT | 121.03 |
|  | Fire:Take out fire, surround and hearth, seal opening with brickwork or blockwork in mortar (1:1:6), cut tooth and bond to existing brickwork form opening 150x75mm for and fix plaster vent with flyscreen, render and set wall, including make good floor and skirting, seal chimney cap and remove waste and debris. |  |  |
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| SF140010 | FIRE:REMOVE REFIX FOR BACKBOILER RENEWAL | NO | 152.99 |
|  | Fire:Remove existing fireplace surround, and firebricks, in conjunction with backboiler renewal (measured separately) and set aside, later refix including renew any damaged firebricks, bedded in cement mortar, and fireclay, make good all works disturbed and remove waste and debris. |  |  |
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| SF140011 | FIRE:RENEW LINTEL TO OPEN FIRE | IT | 41.05 |
|  | Fire:Take out lintel and clear away, prepare for, supply and fix new bevelled concrete fireplace lintel and point with fire cement and remove waste and debris. |  |  |
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| SF140013 | FIRE:REPOINT TILES WITH FIRE CEMENT | IT | 7.27 |
|  | Fire:Clean out and repoint joints of fireclay tiles with fire cement and remove waste and debris. |  |  |
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| SF140014 | FIRE:RENEW FIRECHEEK | IT | 37.70 |
|  | Fire:Take out and renew single fire-cheek including any cutting out and rebuilding of brickwork and point with fire cement, clean off and remove waste and debris. |  |  |
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| SF140015 | FIRE:RENEW FIRECHEEKS | IT | 66.70 |
|  | Fire:Take out and renew pair of fire-cheeks including any cutting out and rebuilding of brickwork and point with fire cement and remove waste and debris. |  |  |
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| SF140017 | FIRE:RENEW FIRECHEEKS AND ASH PIT | IT | 92.05 |
|  | Fire:Take out and renew pair of fire-cheeks and ash pit including any cutting out and rebuilding of brickwork and point with fire cement and remove waste and debris. |  |  |
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| SF140019 | FIRE:CLEAN AND RESET DAMPER | NO | 6.00 |
|  | Fire:Clean throating and reset damper plate to open fireplace. |  |  |
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| SF140021 | FIRE:RENEW STANDARD SIZE CANOPY | NO | 37.74 |
|  | Fire:Take off and renew standard size canopy to any fire and make good finishings and seal joints and remove waste and debris. |  |  |
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| SF140023 | FIRE:RENEW ALL NIGHT BURNER GRATE | IT | 58.46 |
|  | Fire:Take out and renew standard all night burner grate and remove waste and debris. |  |  |
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| SF140025 | FIRE:RENEW OR REFIX SINGLE GLAZED TILE | NO | 5.86 |
|  | Fire:Hack off tile, prepare and renew or refix individual glazed tile to surround or hearth to match existing, fixed with adhesive, grout in, clean off and remove waste and debris. |  |  |
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| SF140027 | FIRE:RENEW GLAZED TILES | SM | 157.55 |
|  | Fire:Hack off tiles, prepare and renew glazed tiles to surround or hearth to match existing, fixed with an approved adhesive, grout in, clean off and remove waste and debris. |  |  |
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| SF140028 | FIRE:REMOVE FIRE AND BACKBOILER | IT | 207.93 |
|  | Fire:Remove fire surround and hearth and burning appliance, drain down and removal of back boiler unit, flow and return pipes back to cylinder, thoroughly sweep flue, seal opening and 100mm thick brick or block work and insert 225x150mm permanently fixed plaster louvre vent, prepare walls and render and set to match existing, make good walls and ceiling surfaces to match existing, cut back as required and screed hearth base level with floor, supply skirting to match existing, supply and fit a terracotta pepper pot to chimney and remove waste and debris. |  |  |
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|  | Fire Parts |  |  |
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| SF140029 | FIRE:RENEW FIRE BASKET | NO | 37.75 |
|  | Fire:Take out and renew fire basket to open fire and remove waste and debris. |  |  |
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| SF140031 | FIRE:RENEW FIRE FRET | NO | 30.45 |
|  | Fire:Take out and renew fire fret to open fire and remove waste and debris. |  |  |
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| SF140032 | FIRE:RENEW FIRE BASE | NO | 158.74 |
|  | Fire:Take out and renew fire base to open fire, bed and point in fire cement and remove waste and debris. |  |  |
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| SF140033 | FIRE:SUPPLY SET OF TOOLS | NO | 55.02 |
|  | Fire:Supply and place in position operating tools for all night burner. |  |  |
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| SF140035 | FIRE:RENEW BOTTOM GRATE | NO | 78.21 |
|  | Fire:Take out and renew bottom grate to all night burner and remove waste and debris. |  |  |
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| SF140036 | FIRE:RENEW BOTTOM BARS | NO | 52.10 |
|  | Fire:Take out and renew any bottom bars to all night burner set and remove waste and debris. |  |  |
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| SF140037 | FIRE:REFIX ALL NIGHT BURNER | NO | 30.26 |
|  | Fire:Take out, clean, reset and resecure all night burner bedded in fireproof cement and remove waste and debris. |  |  |
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| SF140038 | FIRE:RENEW FIRE BRICKS | IT | 40.95 |
|  | Fire:Renew firebricks to any type of fire, cut out existing and bed new firebricks in cement mortar and point with fire cement and remove waste and debris. |  |  |
|  |  |  |  |
| SF140039 | FIRE:RENEW GLASS | IT | 52.66 |
|  | Fire:Take out and renew glass strip to door of closed room heater, clean out rebates, remove waste and debris and make good. |  |  |
|  |  |  |  |
| SF140041 | FIRE:RENEW GLASS SET | IT | 67.38 |
|  | Fire:Take out and renew set of glass strips to door of closed room heater, clean out rebates, remove waste and debris and make good. |  |  |
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| SF140043 | FIRE:REFLAUNCH FLUE | IT | 20.17 |
|  | Fire:Clean out mortar from throat of flue and remove waste and debris, and reflaunch with fire cement mortar. |  |  |
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| SF140045 | FIRE:REPAIR CRACKS TO FIREBRICK | IT | 12.90 |
|  | Fire:Rake out cracks in firebrick back, point in flush with fire cement mortar. |  |  |
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| SF140047 | FIRE:REBED TILED HEARTH | IT | 24.45 |
|  | Fire:Take up existing tiled hearth, clean off old bed and rebed in cement mortar (1:3). |  |  |
|  |  |  |  |
| SF140049 | FIRE:REFIX FIRE SURROUND | IT | 37.44 |
|  | Fire:Take off existing tiled fire surround and refix to wall by plugging and screwing, make good plasterwork disturbed. |  |  |
|  |  |  |  |
| SF140051 | FIRE:RENEW FIREBACK | IT | 120.84 |
|  | Fire:Remove existing defective fireback and fix new fireback, ease and clean damper and remove waste and debris. |  |  |
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| SF140053 | FIRE:RENEW ADJUSTABLE THROAT UNIT | IT | 149.30 |
|  | Fire:Remove existing and fix new adjustable throat restrictor unit and remove waste and debris. |  |  |
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| SF140055 | FIRE:RENEW ASBESTOS TYPE ROPE | IT | 24.32 |
|  | Fire:Remove defective asbestos type rope to any type of joint, refix new asbestos type rope, wedge and point in and remove waste and debris. |  |  |
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| SF140057 | FIRE:REFIX ASBESTOS TYPE ROPE | IT | 13.93 |
|  | Fire:Wedge and point existing asbestos type rope to any joint. |  |  |
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| SF140059 | FIRE:OVERHAUL DEFECTIVE SOLID FUEL APPLIANCE | NO | 53.38 |
|  | Fire:Take out, clean, reset and resecure all night burner bedded in fireproof cement, clean throating and reset damper to open fireplace, check operation of fire and remove waste and debris. |  |  |
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|  | Repairs to Solid Fuel Appliances |  |  |
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|  | Appliances - Parkray |  |  |
|  |  |  |  |
| SF140101 | PARKRAY:RENEW THERMOSTAT | IT | 102.58 |
|  | Parkray:Renew thermostat to Parkray closed room Heater, make good all works disturbed and remove waste and debris. |  |  |
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| SF140103 | PARKRAY:RENEW DEEPENING BAR | IT | 40.78 |
|  | Parkray:Take out and renew any type of all night burner with Parkray all night burner, including drill, plug and fix new unit complete, bed and point in fireclay, and remove waste and debris. |  |  |
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| SF140105 | PARKRAY:RENEW BOTTOM BARS | NO | 79.24 |
|  | Parkray:Take out and renew any bottom bars to Parkray all night burner set, and remove waste and debris. |  |  |
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| SF140107 | PARKRAY:RENEW GLASS STRIP | IT | 28.42 |
|  | Parkray:Take out and renew glass strip to door of Parkray closed room heater, clean out rebates, and remove waste and debris. |  |  |
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| SF140109 | PARKRAY:RENEW GLASS PANEL | IT | 111.12 |
|  | Parkray:Take out and renew glass panel to door of Parkray closed room heater, clean out rebates, and remove waste and debris. |  |  |
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| SF140111 | PARKRAY:RENEW FIRECHEEKS | IT | 119.30 |
|  | Parkray:Take out and renew pair of fire-cheeks including any cutting out and rebuilding of brickwork and point with fire cement and remove waste and debris. |  |  |
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| SF140113 | PARKRAY:OVERHAUL | NO | 56.28 |
|  | Parkray:Overhaul Parkray type combustion stove including minor repairs to fittings and ease and adjust control doors, top plates, and flue fixings, and clean out sole plate and grate, and remove waste and debris. |  |  |
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|  | Appliances - Charnwood |  |  |
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| SF140201 | CHARNWOOD:RENEW THERMOSTAT | IT | 85.13 |
|  | Charnwood:Renew thermostat to Charnwood closed room heater, make good all works disturbed and remove waste and debris. |  |  |
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| SF140203 | CHARNWOOD:RENEW GLASS PANEL | IT | 136.58 |
|  | Charnwood:Take out and renew glass panel to door of Charnwood closed room heater, including channel, clean out rebates, and remove waste and debris and make good. |  |  |
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| SF140205 | CHARNWOOD:RENEW BOTTOM GRATE BAR | NO | 65.52 |
|  | Charnwood:Take out and renew bottom grate bar to Charnwood closed room heater, and remove waste and debris. |  |  |
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|  | Appliances - Rayburn |  |  |
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| SF140301 | RAYBURN:RENEW BOTTOM BARS | NO | 69.54 |
|  | Rayburn:Take out and renew any bottom bars to Rayburn all night burner set, and remove waste and debris. |  |  |
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| SF140303 | RAYBURN:RENEW FIRE BRICK | IT | 47.85 |
|  | Rayburn:Renew single firebrick to Rayburn, cut out existing and bed new firebrick in cement mortar and point with fire cement, and remove waste and debris. |  |  |
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| SF140305 | RAYBURN:RENEW BOTTOM SET | IT | 188.18 |
|  | Rayburn:Renew bottom set, comprising of five firebricks to Rayburn, cut out existing and bed new firebricks in cement mortar and point with fire cement, and remove waste and debris. |  |  |
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| SF140307 | RAYBURN:RENEW RIDDLER AND FRAME | NO | 48.87 |
|  | Rayburn:Renew riddler and frame to Rayburn, make good and remove waste and debris. |  |  |
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|  | Annual Servicing to Appliances |  |  |
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| SF140401 | SOLID FUEL BOILER:OVERHAUL OR ANNUAL SERVICE | IT | 112.88 |
|  | Solid Fuel Boiler:Undertake annual service, including sweeping chimney and flue pipes, clean and wire brush all specified parts, check operation of flue draught stabiliser, moveable grate parts, de-clinking mechanism, adjust or replace rope seals to access doors, clean any secondary air ducts, check and renew if necessary fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check firedoor and ashpit cover door seals, check and adjust firedoor alignment, check correct setting and operation of any air control mechanism, check fans and reset to manufacturer's instructions, make good and remove waste and debris. |  |  |
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| SF140403 | CLOSED ROOM HEATER:ANNUAL SERVICE | NO | 94.45 |
|  | Closed Room Heater:Undertake annual service, including sweeping chimney, check flue connection, remove all firebox parts in contact with fire, remove and clean damper, resecure damper bolts, scrape and clean firebox, clean internal flue ways, check and remake seals in fire cement between closed room heater and hearth/surround, check manufacturer's internal seals, check convection chamber air seals into the flue, check fire bars, firebricks, throat plate, damper mechanism and de-ashing mechanism and refix, make good and remove waste and debris. |  |  |
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| SF140405 | OPEN FIRE:OVERHAUL OR ANNUAL SERVICE | IT | 75.36 |
|  | Open Fire:Undertake annual service, including sweeping chimney, scrape and clean firebox, brush internal flue ways, remove, clean and refix damper mechanism and check operation, remove and refix ash pit cover and check for airtightness, check operation of any air control, check fire front and resecure to hearth if necessary, check seal between fire front and fireplace opening and reseal if necessary, make good and remove waste and debris. |  |  |
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|  | Cookers (Rayburn Or Similar) |  |  |
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| SF145001 | COOKER:REMOVE SOLID FUEL COOKER COMPLETE | IT | 347.17 |
|  | Cooker:Drain down system, disconnect cooker, boiler and flue and remove, build up recess with concrete brickwork in cement lime mortar (1:1:6) including supply and build in 750x350x403mm precast concrete throating block with 200mm diameter flue hole and 750x95x150mm precast concrete lintel, make good works disturbed and remove waste and debris. |  |  |
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|  | Supply Pipework |  |  |
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|  | Copper Pipework - Renewals |  |  |
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| SF635001 | PIPE:RENEW OR INSTALL 15MM COPPER | LM | 19.68 |
|  | Pipe:Renew or fix new any 15mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material and remove waste and debris. |  |  |
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| SF635003 | PIPE:RENEW OR INSTALL 22MM COPPER | LM | 23.73 |
|  | Pipe:Renew or fix new any 22mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material and remove waste and debris. |  |  |
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| SF635005 | PIPE:RENEW OR INSTALL 28MM COPPER | LM | 27.82 |
|  | Pipe:Renew or fix new any 28mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material and remove waste and debris. |  |  |
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| SF635013 | PIPE:RENEW PLASTIC CLIP TO COPPER PIPE | NO | 5.43 |
|  | Pipe:Renew or supply and fix pipe clip for any diameter copper pipe including plugging and screwing as necessary. |  |  |
|  |  |  |  |
| SF635015 | PIPEWORK:PREPARE PRIME PAINT SMALL HEATING | LM | 4.72 |
|  | Pipework:Prepare for and apply coat of primer, one undercoat and two coats of gloss paint to copper pipework ne 25mm diameter including clips. |  |  |
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|  | Copper Pipework - Extensions |  |  |
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| SF635301 | TEE:INSTALL 15MM TO EXISTING COPPER PIPEWORK | NO | 9.20 |
|  | Tee:Cut into any existing copper service pipework and fix new 15mm tee for installation extension. |  |  |
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| SF635303 | TEE:INSTALL 22MM TO EXISTING COPPER PIPEWORK | NO | 11.32 |
|  | Tee:Cut into any existing copper service pipework and fix new 22mm tee for installation extension. |  |  |
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| SF635305 | TEE:INSTALL 28MM TO EXISTING COPPER PIPEWORK | NO | 17.50 |
|  | Tee:Cut into any existing copper service pipework and fix new 28mm tee for installation extension. |  |  |
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|  | Burst Pipe Repairs |  |  |
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| SF640001 | BURST:REPAIR BURST PIPE NE 28MM | NO | 51.56 |
|  | Burst:Isolate water supply, drain down, cut out and renew ne 1.00m length of any pipe, excluding lead, ne 28mm diameter including all necessary bends, connectors, fittings, cutting and threading of pipes etc., reinstate water supply and pipe lagging and test on completion and remove waste and debris. |  |  |
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| SF640003 | BURST:REPAIR LEAKING FITTING NE 28MM | NO | 43.43 |
|  | Burst:Isolate water supply, drain down, remove leaking/defective fitting of any type ne 28mm diameter, prepare existing pipework and renew fitting including any cutting and threading of pipes etc., reinstate water supply and pipe lagging and test on completion and remove waste and debris. |  |  |
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| SF640005 | BURST:REPAIR TO LEAD PIPE | NO | 70.72 |
|  | Burst:Isolate water supply, drain down as necessary, cut out section of existing lead pipe and insert proprietary compression couplings and length of PVC pipe to effect repair to burst pipe, reinstate water supply, relag and test and remove waste and debris. |  |  |
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|  | Pipe Insulation |  |  |
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|  | Moulded Foam Pipe Insulation |  |  |
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| SF645101 | INSULATION:RENEW UPTO 22MM PIPE | LM | 4.81 |
|  | Insulation:Renew or supply preformed insulation to any pipe ne 22mm diameter, fix preformed split cellular insulation section to pipework with adhesive tape and remove waste and debris. |  |  |
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| SF645103 | INSULATION:RENEW TO 28MM PIPE | LM | 4.98 |
|  | Insulation:Renew or supply preformed insulation to any pipe ne 28mm diameter, fix preformed split cellular insulation section to pipework with adhesive tape and remove waste and debris. |  |  |
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| SF645105 | INSULATION:RENEW TO 35MM PIPE | LM | 7.04 |
|  | Insulation:Renew or supply preformed insulation to any pipe not exceeding 35mm diameter, fix preformed split cellular insulation section to pipework with adhesive tape, and remove waste and debris. |  |  |
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| SF645107 | INSULATION:RENEW TO 42MM PIPE | LM | 7.64 |
|  | Insulation:Renew or supply preformed insulation to any pipe not exceeding 42mm diameter, fix preformed split cellular insulation section to pipework with adhesive tape, and remove waste and debris. |  |  |
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| SF645109 | INSULATION:RENEW TO 54MM PIPE | LM | 8.77 |
|  | Insulation:Renew or supply preformed insulation to any pipe not exceeding 54mm diameter, fix preformed split cellular insulation section to pipework with adhesive tape, and remove waste and debris. |  |  |
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| SF645007 | INSULATION:REMOVE EXISTING FROM PIPE | LM | 1.15 |
|  | Insulation:Remove existing insulation including securing wires complete to any diameter pipe and remove waste and debris. |  |  |
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|  | Stopcocks and Valves |  |  |
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|  | Stopcocks |  |  |
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| SF650001 | STOPCOCK:RENEW 15MM DIAMETER | NO | 38.30 |
|  | Stopcock:Renew 15mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris. |  |  |
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| SF650003 | STOPCOCK:RENEW 20MM DIAMETER | NO | 45.64 |
|  | Stopcock:Renew 20mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris. |  |  |
|  |  |  |  |
| SF650005 | STOPCOCK:RENEW 22MM DIAMETER | NO | 48.72 |
|  | Stopcock:Renew 22mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris. |  |  |
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| SF650007 | STOPCOCK:RENEW 25MM DIAMETER | NO | 59.49 |
|  | Stopcock:Renew 25mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris. |  |  |
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| SF650009 | STOPCOCK:RENEW 28MM DIAMETER | NO | 70.26 |
|  | Stopcock:Renew 28mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris. |  |  |
|  |  |  |  |
| SF650013 | STOPCOCK:OVERHAUL ANY SIZE AND TYPE | NO | 24.21 |
|  | Stopcock:Overhaul any size and type of stopcock including turn water off/on, drain down/refill as required, repack, reseat stopcock, deburr spindle and test and remove waste and debris. |  |  |
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|  | Gatevalves |  |  |
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| SF655001 | GATEVALVE:RENEW 15MM DIAMETER | NO | 35.21 |
|  | Gatevalve:Renew 15mm gatevalve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris. |  |  |
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| SF655003 | GATEVALVE:RENEW 22MM DIAMETER | NO | 37.03 |
|  | Gatevalve:Renew 22mm gatevalve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris. |  |  |
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| SF655005 | GATEVALVE:RENEW 28MM DIAMETER | NO | 41.09 |
|  | Gatevalve:Renew 28mm gatevalve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris. |  |  |
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| SF655009 | GATEVALVE:OVERHAUL ANY SIZE AND TYPE | NO | 24.21 |
|  | Gatevalve:Overhaul any size and type of gatevalve including turn water off/on, drain down/refill as required, repack, reseat gatevalve, deburr spindle and test and remove waste and debris. |  |  |
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|  | Service Valves |  |  |
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| SF656001 | SERVICE VALVE:RENEW OR INSTALL 15MM | NO | 29.44 |
|  | Service Valve:Renew or install 15mm isolating or slot or screw operated service valve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris. |  |  |
|  |  |  |  |
| SF656003 | SERVICE VALVE:RENEW OR INSTALL 22MM | NO | 30.20 |
|  | Service Valve:Renew or install 22mm isolating or slot or screw operated service valve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris. |  |  |
|  |  |  |  |
| SF656005 | SERVICE VALVE:OVERHAUL ANY SIZE OR TYPE | NO | 24.21 |
|  | Service Valve:Overhaul any size and type of service valve including turn water off/on, drain down/refill as required, repack and test and remove waste and debris. |  |  |
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|  | Pumps and Valves |  |  |
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|  | Pumps |  |  |
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| SF702001 | PUMP:RENEW WHERE ISOLATING VALVES FITTED | NO | 142.53 |
|  | Pump:Shut off isolating valves and renew variable head type circulating pump, make all necessary connections to pipework and electrical supply and test on completion and remove waste and debris. |  |  |
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| SF702003 | PUMP:RENEW INCLUDING SUPPLY ISOLATING VALVES | NO | 217.09 |
|  | Pump:Shut down supply, drain down as necessary and remove existing pump, supply and fix new variable head type circulating pump and pair of isolating valves and connect to existing pipework and electrical supply including all adjustments, refill system, install corrosion inhibitor and test on completion and remove waste and debris. |  |  |
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| SF702005 | PUMP:SUPPLY NEW INCLUDING ISOLATING VALVES | NO | 231.02 |
|  | Pump:Turn off water, drain down cut into pipework supply and connect new variable head type circulating pump to pipework and electrical supply install pair of isolating valves, reinstate water supply, install install corrosion inhibitor and test on completion and remove waste and debris. |  |  |
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| SF702007 | PUMP:SERVICE AND OVERHAUL | NO | 58.77 |
|  | Pump:Shut off valves and drain down, disconnect and remove pump, service and overhaul, clean impellor, reconnect pump to pipework and electrical supply, reinstate water supply and install corrosion inhibitor and test on completion. |  |  |
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| SF702009 | PUMP:RENEW SINGLE PUMP VALVE | NO | 61.67 |
|  | Pump:Locate and drain down system, disconnect, clear away and renew copper to copper central heating pump valve, reinstate supply, install corrosion inhibitor and test on completion and remove waste and debris. |  |  |
|  |  |  |  |
| SF702010 | PUMP:RENEW PAIR OF PUMP VALVES | NO | 95.62 |
|  | Pump:Locate and drain down system, disconnect, clear away and renew pair of copper to copper central heating isolating pump valves, reinstate supply, install corrosion inhibitor and test on completion and remove waste and debris. |  |  |
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|  | Motorised and Zone Valves Renewals |  |  |
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| SF702501 | MOTORISED VALVE:RENEW 22MM | NO | 96.68 |
|  | Motorised Valve:Shut off valves and drain down, disconnect and renew upto 22mm three port motorised valve complete including make all necessary connections to existing pipework and electrical supply and subsequently refill, install corrosion inhibitor and test on completion and remove waste and debris. |  |  |
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| SF702502 | MOTORISED VALVE:RENEW 28MM | NO | 152.52 |
|  | Motorised Valve:Shut off valves and drain down, disconnect and renew upto 28mm three port motorised valve complete including make all necessary connections to existing pipework and electrical supply and subsequently refill, install corrosion inhibitor and test on completion and remove waste and debris. |  |  |
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| SF702506 | MOTORISED VALVE:RENEW NE 28MM ACTIVATOR | NO | 68.55 |
|  | Motorised Valve:Renew electric motor activator to any motorised or zone valve ne 28mm and test on completion and remove waste and debris. |  |  |
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| SF702511 | ZONE VALVE:RENEW 22MM | NO | 146.81 |
|  | Zone Valve:Shut off valves and drain down, disconnect and renew upto 22mm two way zone valve complete including make all necessary connections to existing pipework and electrical supply and subsequently refill, install corrosion inhibitor and test on completion and remove waste and debris. |  |  |
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|  | Radiators |  |  |
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|  | Radiators - Repairs |  |  |
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| SF702512 | ZONE VALVE:RENEW 28MM | NO | 189.55 |
|  | Zone Valve:Shut off valves and drain down, disconnect and renew 28mm two way zone valve complete including make all necessary connections to existing pipework and electrical supply and subsequently refill, install corrosion inhibitor and test on completion and remove waste and debris. |  |  |
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| SF703001 | RADIATOR:VENT RADIATORS | IT | 31.81 |
|  | Radiator:Vent all radiators to any property and balance system. |  |  |
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| SF703003 | RADIATOR:DRAIN DOWN AND REFILL SYSTEM | IT | 104.06 |
|  | Radiator:Drain down, reinstate water supply and refill complete system, install corrosion inhibitor, including venting radiators, balance and test system and remove waste and debris. |  |  |
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| SF703005 | RADIATOR:MAKE GOOD CONNECTION | NO | 47.05 |
|  | Radiator:Drain down radiator, make good faulty connection to valve, flush out, reinstate water supply, and refill, install corrosion inhibitor including venting and test and remove waste and debris. |  |  |
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| SF703007 | RADIATOR:REMOVE AND REFIX VALVELESS | IT | 93.64 |
|  | Radiator:Remove and refit valveless radiator including drain and refill system, disconnect, remove, refix loose bracket(s), reconnect including providing and fixing one pair of radiator valves and all necessary adjustments to pipework, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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| SF703009 | RADIATOR:REMOVE AND REFIX | IT | 47.17 |
|  | Radiator:Remove and refix radiator including shut off valves, drain radiator, disconnect, remove, refix loose bracket(s), refix and reconnect to valves, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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| SF703011 | RADIATOR:TEST AND BALANCE SYSTEM | IT | 77.06 |
|  | Radiators:Vent all radiators on system, replace any defective air release valves, fire up boiler, adjust controls, test feed and expansion tank, cylinder, rectify minor leaks, balance and test system. |  |  |
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| SF703013 | RADIATOR:RENEW AND REFIX BRACKET | NO | 17.81 |
|  | Radiator:Renew/refix existing radiator bracket fixed to wall and remove waste and debris. |  |  |
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| SF703015 | RADIATOR:CLEAN AND FLUSH OUT SINGLE | NO | 53.17 |
|  | Radiator:Clean and flush out any size radiator, isolate supplies, drain down, remove to outside property, clean and flush out, refix radiator, refill, vent and test and remove waste and debris. |  |  |
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|  | Radiator - Single Panel Renewals |  |  |
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| SF703017 | RADIATOR:RENEW SINGLE PANEL NE 600X600 | IT | 81.78 |
|  | Radiator:Shut off valves and drain down, remove and renew with single panel radiator and brackets ready primed ne 600x600mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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| SF703019 | RADIATOR:RENEW SINGLE PANEL NE 1200X600 | IT | 100.26 |
|  | Radiator:Shut off valves and drain down, remove and renew with single panel radiator and brackets ready primed ne 1200x600mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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| SF703021 | RADIATOR:RENEW SINGLE PANEL NE 1800X600 | IT | 144.14 |
|  | Radiator:Shut off valves and drain down, remove and renew with single panel radiator and brackets ready primed ne 1800x600mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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| SF703023 | RADIATOR:RENEW SINGLE PANEL OVER 1800X600 | IT | 187.45 |
|  | Radiator:Shut off valves and drain down, remove and renew with single panel radiator and brackets ready primed over 1800x600mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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| SF703018 | RADIATOR:RENEW SINGLE PANEL NE 450X1000 | IT | 98.60 |
|  | Radiator:Shut off valves and drain down, remove and renew with single panel convector radiator TKM UB single tapping and brackets ready primed ne 450x1000mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris. |  |  |
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| SF703020 | RADIATOR:RENEW SINGLE PANEL NE 450X2000 | IT | 175.29 |
|  | Radiator:Shut off valves and drain down, remove and renew with single panel convector radiator TKM UB single tapping and brackets ready primed ne 450x2000mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris. |  |  |
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| SF703022 | RADIATOR:RENEW SINGLE PANEL NE 700X1000 | IT | 95.81 |
|  | Radiator:Shut off valves and drain down, remove and renew with single panel convector radiator TKM UB single tapping and brackets ready primed ne 700x1000mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris. |  |  |
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| SF703024 | RADIATOR:RENEW SINGLE PANEL NE 700X2000 | IT | 162.46 |
|  | Radiator:Shut off valves and drain down, remove and renew with single panel convector radiator TKM UB single tapping and brackets ready primed ne 700x2000mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris. |  |  |
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|  | Radiator - Double Panel Renewals |  |  |
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| SF703041 | RADIATOR:RENEW DOUBLE PANEL NE 450X1000 | IT | 110.99 |
|  | Radiator:Shut off valves and drain down, remove and renew with double panel convector radiator TKM UB single tapping and brackets ready primed ne 450x1000mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris. |  |  |
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| SF703043 | RADIATOR:RENEW DOUBLE PANEL NE 450X2000 | IT | 165.95 |
|  | Radiator:Shut off valves and drain down, remove and renew with double panel convector radiator TKM UB single tapping and brackets ready primed ne 450x2000mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris. |  |  |
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| SF703045 | RADIATOR:RENEW DOUBLE PANEL NE 700X1000 | IT | 126.13 |
|  | Radiator:Shut off valves and drain down, remove and renew with double panel convector radiator TKM UB single tapping and brackets ready primed ne 700x1000mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris. |  |  |
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| SF703047 | RADIATOR:RENEW DOUBLE PANEL NE 700X2000 | IT | 207.91 |
|  | Radiator:Shut off valves and drain down, remove and renew with double panel convector radiator TKM UB single tapping and brackets ready primed ne 700x2000mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris. |  |  |
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|  | Radiators - Single Convector Renewal |  |  |
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| SF703025 | RADIATOR:RENEW SINGLE CONVECTOR NE 600X600 | IT | 89.22 |
|  | Radiator:Shut off valves and drain down, remove and renew with single panel convector radiator and brackets, ready primed, ne 600x600mm, make all connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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| SF703027 | RADIATOR:RENEW SINGLE CONVECTOR NE 1200X600 | IT | 119.25 |
|  | Radiator:Shut off valves and drain down, remove and renew with single panel convector radiator and brackets, ready primed ne 1200x600mm, make all connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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| SF703029 | RADIATOR:RENEW SINGLE CONVECTOR NE 1800X600 | IT | 175.69 |
|  | Radiator:Shut off valves and drain down, remove and renew with single panel convector radiator and brackets, ready primed, ne 1800x600mm, make all connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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| SF703031 | RADIATOR:RENEW SINGLE CONVECTOR OVER 1800X600 | IT | 241.38 |
|  | Radiator:Shut off valves and drain down, remove and renew with single panel convector radiator and brackets, ready primed, over 1800x600mm, make all connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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|  | Radiators - Double Convector Renewals |  |  |
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| SF703033 | RADIATOR:RENEW DOUBLE CONVECTOR NE 600X600 | IT | 112.62 |
|  | Radiator:Shut off valves and drain down, remove and renew with double panel convector radiator and brackets, ready primed, ne 600x600mm, make all connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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| SF703035 | RADIATOR:RENEW DOUBLE CONVECTOR NE 1200X600 | IT | 161.56 |
|  | Radiator:Shut off valves and drain down, remove and renew with double panel convector radiator and brackets, ready primed, ne 1200x600mm, make all connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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| SF703036 | RADIATOR:RENEW DOUBLE CONVECTOR NE 1500X600 | IT | 195.21 |
|  | Radiator:Shut off valves and drain down, remove and renew with double panel convector radiator and brackets, ready primed, ne 1500x600mm, make all connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris. |  |  |
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| SF703037 | RADIATOR:RENEW DOUBLE CONVECTOR NE 1800X600 | IT | 228.86 |
|  | Radiator:Shut off valves and drain down, remove and renew with double panel convector radiator and brackets, ready primed, ne 1800x600mm, make all connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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| SF703039 | RADIATOR:RENEW DOUBLE CONVECTOR OVER 1800X600 | IT | 348.39 |
|  | Radiator:Shut off valves and drain down, remove and renew with double panel convector radiator and brackets, ready primed, over 1800x600mm, make all connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test and remove waste and debris. |  |  |
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|  | Radiators - Single Panel Installations |  |  |
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| SF703101 | RADIATOR:INSTALL SINGLE NE 600X600 | NO | 122.40 |
|  | Radiator:Install new single panel radiator and brackets, ready primed, ne 600x600mm, complete with tamperproof chrome plated thermostatic horizontal angle radiator valve, chrome plated angle lockshield valve, plug and air bleed valve, make all connections to existing pipework, reinstate water supply, fill, install corrosion inhibitor, vent, test and commission, and remove waste and debris. |  |  |
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| SF703103 | RADIATOR:INSTALL SINGLE NE 1200X600 | NO | 140.88 |
|  | Radiator:Install new single panel radiator and brackets, ready primed, ne 1200x600mm, complete with tamperproof chrome plated thermostatic horizontal angle radiator valve, chrome plated angle lockshield valve, plug and air bleed valve, make all connections to existing pipework, reinstate water supply, fill, install corrosion inhibitor, vent, test and commission, and remove waste and debris. |  |  |
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| SF703105 | RADIATOR:INSTALL SINGLE NE 1500X600 | NO | 162.83 |
|  | Radiator:Install new single panel radiator and brackets, ready primed, ne 1500x600mm, complete with tamperproof chrome plated thermostatic horizontal angle radiator valve, chrome plated angle lockshield valve, plug and air bleed valve, make all connections to existing pipework, reinstate water supply, fill, install corrosion inhibitor, vent, test and commission, and remove waste and debris. |  |  |
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| SF703107 | RADIATOR:INSTALL SINGLE NE 1800X600 | NO | 184.77 |
|  | Radiator:Install new single panel radiator and brackets, ready primed, ne 1800x600mm, complete with tamperproof chrome plated thermostatic horizontal angle radiator valve, chrome plated angle lockshield valve, plug and air bleed valve, make all connections to existing pipework, reinstate water supply, fill, install corrosion inhibitor, vent, test and commission, and remove waste and debris. |  |  |
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|  | Radiators - Double Panel Installations |  |  |
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| SF703109 | RADIATOR:INSTALL DOUBLE NE 1500X600 | NO | 235.83 |
|  | Radiator:Install new double panel radiator and brackets, ready primed, ne 1500x600mm, complete with tamperproof chrome plated thermostatic horizontal angle radiator valve, chrome plated angle lockshield valve, plug and air bleed valve, make all connections to existing pipework, reinstate water supply, fill, install corrosion inhibitor, vent, test and commission, and remove waste and debris. |  |  |
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| SF703111 | RADIATOR:INSTALL DOUBLE NE 1800X600 | NO | 269.49 |
|  | Radiator:Install new double panel radiator and brackets, ready primed, ne 1200x600mm, complete with tamperproof chrome plated thermostatic horizontal angle radiator valve, chrome plated angle lockshield valve, plug and air bleed valve, make all connections to existing pipework, reinstate water supply, fill, install corrosion inhibitor, vent, test and commission, and remove waste and debris. |  |  |
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|  | Heated Towel Rail |  |  |
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| SF703201 | TOWEL RAIL:RENEW HEATED | IT | 213.35 |
|  | Towel Rail:Shut off valves, drain, disconnect, clear away and renew heated towel rail, 645x625mm, 2338 BTU/hour, with brackets, make all connections to valves, vent, test and remove waste and debris. |  |  |
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|  | Radiator - Valves |  |  |
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| SF701001 | RADIATOR VALVE:RENEW VALVE AND DRAIN DOWN | IT | 72.80 |
|  | Radiator Valve:Renew 15mm diameter handwheel or lockshield single entry radiator valve including drain down and vent system, reinstate water supply, install corrosion inhibitor, test on completion and remove waste and debris. |  |  |
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| SF701003 | RADIATOR VALVE:RENEW WHILST SYSTEM DRAINED | IT | 15.18 |
|  | Radiator Valve:Renew 15mm diameter handwheel or lockshield single entry radiator valve whilst system is drained for associated work. |  |  |
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| SF701005 | RADIATOR VALVE:RENEW THERMOSTATIC AND DRAIN DOWN | IT | 86.59 |
|  | Radiator Valve:Renew 15mm diameter thermostatic radiator valve, including drain down and vent system, reinstate water supply, install corrosion inhibitor and test on completion and remove waste and debris. |  |  |
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| SF701007 | RADIATOR VALVE:RENEW THERMOSTATIC SYSTEM DRAINED | IT | 28.33 |
|  | Radiator Valve:Renew 15mm diameter thermostatic radiator valve whilst system is drained for associated work. |  |  |
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| SF701009 | RADIATOR VALVE:PROVIDE NEW PLASTIC COVER | NO | 5.96 |
|  | Radiator Valve:Supply and place in position plastic cover cap to radiator valve. |  |  |
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| SF701011 | RADIATOR VALVE:OVERHAUL ANY TYPE | NO | 69.51 |
|  | Radiator Valve:Overhaul any radiator valve including turn supplies off/on, drain down/refill as required, repack, reseat, deburr spindle, repair leaking valve, renew plastic cap, install corrosion inhibitor and test on completion and remove waste and debris. |  |  |
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| SF701013 | RADIATOR VALVE:REPAIR LEAKING JOINTS | NO | 10.99 |
|  | Radiator Valve:Repair leaking joints to any type of radiator valve. |  |  |
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| SF701015 | RADIATOR VALVE:REPAIR LEAKING VALVE | NO | 53.61 |
|  | Radiator Valve:Repair any leaking radiator valve and restore to original pressure rating including isolate radiator or drain down circuit, subsequently refill, install corrosion inhibitor and test on completion, and remove waste and debris. |  |  |
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| SF701017 | RADIATOR VALVE:REPAIR ANY NON LEAKING VALVE | NO | 22.71 |
|  | Radiator Valve:Repair any non leaking valve body, renewing any damaged components except thermostatic element sensors. |  |  |
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|  | Airlocks/Reprime |  |  |
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| SF704001 | AIRLOCKS:CLEAR AIRLOCKS | IT | 57.25 |
|  | Airlocks:Clear airlocks from heating system including venting radiators and balance system or pressure pump. |  |  |
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| SF704005 | REPRIME:REPRIME PRESSURISED SYSTEM COMPLETE | IT | 22.26 |
|  | Reprime:Reprime pressurised system including vent and test system. |  |  |
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|  | Power Flushing |  |  |
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| SF760101 | POWER FLUSH:EXISTING HEATING SYSTEM | IT | 167.67 |
|  | Power Flush:Undertake power flushing of existing heating systems when specifically instructed by Client Representative during installation of new boiler or whilst extending existing installation and remove waste and debris. |  |  |
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|  | Water Storage Tanks |  |  |
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|  | Tanks - Cold Water Storage |  |  |
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| SF705001 | TANK:RENEW 18 LITRE FEED AND EXPANSION | NO | 194.37 |
|  | Tank:Renew with 18 litre plastic feed and expansion cold water storage tank, lid, including Byelaw 30 kit turn water off/on, drain/refill system and install corrosion inhibitor, adjust and connect pipework, fix new insulation jacket, ballvalve and float and remove old tank, test on completion and remove waste and debris. |  |  |
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|  | Tanks - Repairs and Overhauls |  |  |
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| SF705003 | TANK:DRAIN CLEAN OUT REFILL FEED AND EXPANSION | NO | 53.60 |
|  | Tank:Isolate supply and drain down 18 litre feed and expansion cold water storage tank thoroughly clean out, reinstate water supply, refill tank and install corrosion inhibitor test on completion and remove waste and debris. |  |  |
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| SF705005 | TANK:DRAIN CLEAN OUT AND REFILL CWST TANK | NO | 23.00 |
|  | Tank:Isolate supply and drain down ne 227 litre cold water storage tank, thoroughly clean out, reinstate water supply, refill tank and test on completion and remove waste and debris. |  |  |
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| SF705007 | TANK:INSPECTION FOR COMPLIANCE | IT | 11.50 |
|  | Tank:Access roof space and carry out inspection of cold water storage tanks in dwelling for compliance with byelaw 30 regulations. |  |  |
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|  | Tank Insulation |  |  |
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| SF706001 | TANK:RENEW INSULATION TO FEED AND EXPANSION | NO | 15.08 |
|  | Tank:Renew insulating jacket set fixed securely to 18 litre feed and expansion cold water storage tank and remove waste and debris. |  |  |
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|  | Hot Water Cylinders |  |  |
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|  | Cylinders - Pre-Insulated Direct |  |  |
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| SF675001 | CYLINDER:RENEW DIRECT INSULATED NEW HEATER | NO | 302.11 |
|  | Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 144 litre direct copper pre-insulated cylinder, connect existing pipes, refill, vent and test system, including all newly made joints, install 3kW top entry immersion heater and thermostat, remake all bonding, remove/refix shelves etc., reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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| SF675003 | CYLINDER:RENEW DIRECT INSULATED REFIX HEATER | NO | 269.60 |
|  | Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 144 litre direct copper pre-insulated cylinder, connect existing pipes, refill, vent and test system, including all newly made joints, transfer and refix immersion heater and thermostat, remake all bonding, remove/refix shelves etc., reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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|  | Cylinders - Insulating Jacket Direct |  |  |
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| SF675009 | CYLINDER:RENEW DIRECT JACKET NEW HEATER | NO | 306.39 |
|  | Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 144 litre direct copper cylinder, connect existing pipes, refill vent and test system, including all newly made joints, fix new insulating jacket, install 3kW top entry immersion heater and thermostat, remake all bonding, remove and refix all shelves etc. reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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| SF675011 | CYLINDER:RENEW DIRECT JACKET REFIX HEATER | NO | 273.88 |
|  | Cylinder:Isolate supply, drain down, disconnect immersion heater and set aside, disconnect, clear away and renew with ne 144 litre direct copper cylinder, connect existing pipes, refill, refix immersion heater, vent and test system, including all newly made joints, fix new insulating jacket, remake all bonding, remove and refix any shelves etc. reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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|  | Cylinders - Pre-Insulated Indirect |  |  |
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| SF675005 | CYLINDER:RENEW INDIRECT INSULATED NEW HEATER | NO | 304.49 |
|  | Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 140 litre indirect pre-insulated cylinder, connect existing pipes, refill, vent and test system, including all newly made joints, install 3kW top entry immersion heater and thermostat, remake all bonding, remove and refix shelves, reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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| SF675007 | CYLINDER:RENEW INDIRECT INSULATED REFIX HEATER | NO | 271.99 |
|  | Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 140 litre indirect pre-insulated cylinder, connect existing pipes, refill, vent and test system, including all newly made joints, transfer and refix existing immersion heater and thermostat, remake all bonding, remove and refix shelves, reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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|  | Cylinders - Jacket Indirect |  |  |
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| SF675013 | CYLINDER:RENEW INDIRECT JACKET NEW HEATER | NO | 308.77 |
|  | Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 140 litre indirect copper cylinder, connect existing pipes, refill vent and test, including all newly made joints, fix new insulating jacket, install 3kW top entry immersion heater and thermostat, remake all bonding, remove/refix shelves etc. reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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| SF675015 | CYLINDER:RENEW INDIRECT JACKET REFIX HEATER | NO | 276.26 |
|  | Cylinder:Isolate supply, drain down, disconnect immersion heater and set aside, disconnect, clear away and renew with ne 140 litre indirect copper cylinder, connect existing pipes, refill, refix immersion heater, vent and test system, including all newly made joints, fix new insulating jacket, remake all bonding, remove and refix any shelves etc. reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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|  | Cylinders - Jacket Primatic |  |  |
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| SF675017 | CYLINDER:RENEW PRIMATIC JACKET NEW HEATER | NO | 490.86 |
|  | Cylinder:Isolate supply, drain down, disconnect, clear away and renew with 117 litre primatic copper cylinder, connect existing pipes, refill vent and test, including all newly made joints, fix new insulating jacket, install 3kW top entry immersion heater and thermostat, remake all bonding, remove and refix shelves etc., reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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| SF675019 | CYLINDER:RENEW PRIMATIC JACKET REFIX HEATER | NO | 458.35 |
|  | Cylinder:Isolate supply, drain down, disconnect, clear away and renew with 117 litre primatic copper cylinder, connect existing pipes, refill, vent and test system including all newly made joints, transfer and refix immersion heater, fix new insulating jacket, remake all bonding, reconnect electricity, remove and refix shelves etc., test on completion and remove waste and debris. |  |  |
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|  | Cylinders - Pre-Insulated Fortic Direct |  |  |
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| SF675021 | CYLINDER:RENEW FORTIC DIRECT NEW HEATER | NO | 552.22 |
|  | Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 115 litre 'Fortic' direct pre-insulated combination tank, connect to existing pipes, vent and test system, including all newly made joints, install 3kW immersion heater and thermostat, remake all bonding, remove and refix all shelves etc. reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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| SF675023 | CYLINDER:RENEW FORTIC DIRECT REFIX HEATER | NO | 517.29 |
|  | Cylinder:Isolate supply, drain down, disconnect immersion heater and set aside, disconnect, clear away and renew with ne 115 litre 'Fortic' direct pre-insulated combination tank, connect to existing pipes, refill, transfer and refix immersion heater, vent and test system including all newly made joints, remake all bonding, remove and refix any shelves etc. reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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|  | Cylinders - PreInsulated Fortic Indirect |  |  |
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| SF675025 | CYLINDER:RENEW FORTIC INDIRECT NEW HEATER | NO | 557.48 |
|  | Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 115 litre 'Fortic' indirect pre-insulated combination tank, connect existing pipes, refill, vent and test, including made joints, install 3kW immersion heater and thermostat, remake all bonding, remove and refix shelves etc., reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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| SF675027 | CYLINDER:RENEW FORTIC INDIRECT REFIX HEATER | NO | 524.97 |
|  | Cylinder:Isolate supply, drain down, disconnect immersion heater and set aside, disconnect, clear away and renew with ne 115 litre 'Fortic' litre indirect pre-insulated combination tank, connect to existing pipes, refill, refix immersion heater, vent and test system including all newly made joints, remake all bonding, remove and refix any shelves etc., reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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|  | Cylinders - Elson Type Combination Tanks |  |  |
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| SF675033 | CYLINDER:RENEW ELSON TANK NEW HEATERS | NO | 1583.45 |
|  | Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 144 litre 'Elson' combination tank, connect existing pipes, vent and test system, including all newly made joints, install new top and bottom entry immersion heaters and thermostats, remake all bonding, remove and refix all shelves etc., reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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| SF675035 | CYLINDER:RENEW ELSON TANK REFIX HEATERS | NO | 1534.37 |
|  | Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 144 litre 'Elson' combination tank, connect existing pipes vent and test system, including all newly made joints, transfer and refix top and bottom entry immersion heaters and thermostats, remake all bonding, remove and refix all shelves etc., reconnect electricity supply and test on completion and remove waste and debris. |  |  |
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|  | Cylinders - Repairs etc |  |  |
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| SF675037 | CYLINDER:RENEW LEAKING FITTING | NO | 16.33 |
|  | Cylinder:Renew or remake leaking joint to fitting to copper cylinder and test upon completion and remove waste and debris. |  |  |
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| SF675039 | CYLINDER:REPAIR LEAK | NO | 40.63 |
|  | Cylinder:Drain down copper cylinder as necessary, remove jacket, shelves etc., prepare and wipe patch to repair leak, refill, vent and test system, including all newly made joints, refix jacket and test on completion and remove waste and debris. |  |  |
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| SF675043 | CYLINDER:RENEW FLANGE | NO | 33.87 |
|  | Cylinder:Isolate supply, drain down copper cylinder, remove jacket, shelves etc., disconnect, clear away and renew immersion heater flange, refix jacket, shelves etc., refill, vent and test system and remove waste and debris. |  |  |
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| SF675045 | CYLINDER:SUPPLY PAIR ISOLATING VALVES | IT | 73.32 |
|  | Cylinder:Isolate supply, drain down as necessary and insert pair of isolating valves to hot water cylinder circuit, reinstate supply, fill, vent and test and remove waste and debris. |  |  |
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|  | Scale Reducers |  |  |
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| SF680001 | SCALE REDUCER:SUPPLY MAGNETIC TYPE | IT | 51.34 |
|  | Scale Reducer:Supply and install magnetic type scale reducer to cold water supply including locate and turn water off, drain down as necessary, cut into existing pipe and insert scale reducer unit including all necessary connections, reinstate water supply and test and remove waste and debris. |  |  |
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| SF680003 | SCALE REDUCER:SUPPLY ELECTROLYTIC TYPE | IT | 51.34 |
|  | Scale Reducer:Supply and install electrolytic type scale reducer to cold water supply including locate and turn water off, drain down as necessary, cut into existing pipe and insert scale reducer unit including all necessary connections, reinstate water supply and test and remove waste and debris. |  |  |
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| SF680005 | SCALE REDUCER:SUPPLY CHEMICAL TYPE | IT | 147.24 |
|  | Scale Reducer:Supply and install chemical in line scale reducer to cold water supply including locate and turn water off, drain down as necessary, cut into existing pipe and insert scale reducer unit including fix two stop valves, make all necessary connections and test and remove waste and debris. |  |  |
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| SF680007 | SCALE REDUCER:RECHARGE CHEMICAL TYPE | IT | 19.84 |
|  | Scale Reducer:Gain access and recharge any type of chemical scale reducer. |  |  |
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|  | Solid Fuel Appliances, Flue Linings and Pipes |  |  |
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|  | Solid Fuel Backboilers |  |  |
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| SF680009 | SCALE REDUCER:ELECTRO MAGNETIC NON INTRUSIVE TYPE | IT | 75.08 |
|  | Scale Reducer:Supply and install electronic 'Water King' non intrusive type scale reducer to hot or cold water pipes complete, computerised control unit with internal transformer hardwired to fused electrical outlet, wire aerials coiled around pipework and secured, make all necessary connections and test and remove waste and debris. |  |  |
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| SF707001 | BACKBOILER:RENEW MILD STEEL COMPLETE | IT | 365.24 |
|  | Backboiler:Renew high output mild steel backboiler, of approved type to BS4834, remove fire surround, hearth and fireback and set aside, cut away brickwork to expose backboiler, drain system, disconnect and remove existing and install new backboiler, make good brickwork, refill system, install corrosion inhibitor and heat test boiler and all newly made joints, refix fire surround and hearth and make good plasterwork and decorations and remove waste and debris. |  |  |
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| SF707003 | BACKBOILER:DESCALE AND OVERHAUL | NO | 21.50 |
|  | Backboiler:Descale, overhaul and clean pipes during backboiler renewal. |  |  |
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| SF707005 | BACKBOILER:RESET THERMOSTAT | IT | 12.72 |
|  | Backboiler:Reset thermostat to any backboiler when appliance is cold. |  |  |
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| SF707007 | BACKBOILER:RENEW THERMOSTAT | IT | 49.87 |
|  | Backboiler:Renew boiler thermostat, including turn gas off/on, remove and fit new part, test and remove waste and debris. |  |  |
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|  | All Night Burner |  |  |
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| SF708001 | FIRE:RENEW ALL NIGHT BURNER | NO | 156.01 |
|  | Fire:Renew with BCC approved all night burner, seal joints with asbestos free rope and fire cement complete, bedded in fireproof cement and remove waste and debris. |  |  |
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|  | Multi-Fuel Roomheater with Boiler |  |  |
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| SF711001 | BOILER:RENEW FREESTANDING MULTI-FUEL | IT | 690.64 |
|  | Boiler:Renew freestanding roomheater with boiler with multi-fuel roomheater with boiler, rated outputs 34500 BTU/hr to water and 10600 BTU/hr to room including turn water off/on [PC Sum for supply and delivery to site £350.00 excluding VAT], drain down as necessary, disconnect and remove existing unit, install new unit complete and reconnect and test supplies including any adapting of pipework and fittings, clean/sweep flue as necessary and remake all connections, make good to hearth and surround and remove waste and debris, unit to be installed in accordance with manufacturers technical data sheet. |  |  |
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| SF711003 | BOILER:RENEW INSET MULTI-FUEL | IT | 691.08 |
|  | Boiler:Renew inset roomheater with boiler with multi-fuel roomheater with boiler [PC Sum for supply and delivery to site £330.00 excluding VAT], rated outputs 34500 BTU/hr to water and 10600 BTU/hr to room including turn water off/on, drain down as necessary, disconnect and remove existing unit, install new unit complete and reconnect and test supplies, adapt pipework and fittings, modify opening, clean/sweep flue as necessary and remake all connections, make good to hearth and surround and remove waste and debris, unit to be installed in accordance with manufacturers technical data sheet. |  |  |
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|  | Roomheater with Boiler |  |  |
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| SF712013 | BOILER:RENEW WITH PARKRAY 99-FREESTANDING | IT | 1246.20 |
|  | Boiler:Renew Parkray 99 freestanding roomheater with boiler [PC Sum for supply and delivery to site £825.00 excluding VAT] including turn water off/on, drain down as necessary, disconnect and remove existing unit, install new unit complete and reconnect and test supplies including any adaptions of pipework and fittings, and fittings, clean/sweep flue and remake flue connections, make good to hearth and surround and remove waste and debris, unit to be installed in accordance with manufacturers technical data sheet. |  |  |
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| SF712015 | BOILER:RENEW WITH PARKRAY 99-INSET | IT | 1296.86 |
|  | Boiler:Renew Parkray 99 inset roomheater with boiler [PC Sum for supply and delivery to site £835.00 excluding VAT] including turn water off/on, drain down as necessary, disconnect and remove existing unit, modify opening as necessary and install new unit complete, reconnect and test supplies including any adapting of pipework and fittings, clean/sweep flue and remake flue connections, make good to hearth and surround and remove waste and debris, unit to be installed in accordance with manufacturers technical data sheet. |  |  |
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| SF712017 | BOILER:RENEW WITH PARKRAY 111-FREESTANDING | IT | 1414.94 |
|  | Boiler:Renew Parkray 111 freestanding roomheater with boiler [PC Sum for supply and delivery to site £960.00 excluding VAT] including turn water off/on, drain down as necessary, disconnect and remove existing unit, install new unit complete and reconnect and test supplies including any adaptions of pipework and fittings, clean/sweep flue and remake flue connections, make good to hearth and surround and remove waste and debris, unit to be installed in accordance with manufacturers technical data sheet. |  |  |
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| SF712019 | BOILER:RENEW WITH PARKRAY 111-INSET | IT | 1609.35 |
|  | Boiler:Renew Parkray 111 inset roomheater with boiler [PC Sum for supply and delivery to site £1,085.00 excluding VAT] including turn water off/on, drain down as necessary, disconnect and remove existing unit, modify opening as necessary and install new unit complete, reconnect and test supplies including any adapting of pipework and fittings, clean/sweep flue and remake flue connections, make good to hearth and surround and remove waste and debris, unit to be installed in accordance with manufacturers technical data sheet. |  |  |
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|  | Flue Lining and Pipes |  |  |
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| SF709001 | FLUE:INSTALL FLEXIBLE LINER COMPLETE | IT | 430.95 |
|  | Flue:Supply and fix new stainless steel flue liner kit ne 7.62m long complete with clamp/plate, nose cone, draw cord and terminal including all necessary preparation work and making good on completion and remove waste and debris. |  |  |
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| SF709003 | FLUE:REMOVE FLUE LINER | IT | 70.04 |
|  | Flue:Remove flexible flue liner from any flue and make good and remove waste and debris. |  |  |
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| SF709007 | FLUE:RENEW VE CAST IRON PIPE BEND | IT | 83.09 |
|  | Flue:Renew vitreous enamel cast iron flue pipe bend with access plate including remove existing, fix new including remake all joints and connections and remove waste and debris. |  |  |
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| SF709009 | FLUE:RENEW 125MM STAINLESS STEEL PIPE | IT | 210.57 |
|  | Flue:Renew 125mm stainless steel twin wall flue pipe ne 1.0m long including remove existing, fix new with clips, remake all joints and appliance connections and remove waste and debris. |  |  |
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| SF709011 | FLUE:RENEW STAINLESS STEEL ELBOW | IT | 177.52 |
|  | Flue:Renew 125mm stainless steel twin wall flue elbow including remove existing, fix new and remake all joints and connections and remove waste and debris. |  |  |
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| SF709013 | FLUE:RENEW METAL SOFFIT PLATE | IT | 32.75 |
|  | Flue:Renew metal soffit plate with perforation for flue, drill and screw to soffit of heater recess and make good and remove waste and debris. |  |  |
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| SF709015 | FLUE:RENEW ALUMINIUM SOOT DOOR | IT | 58.65 |
|  | Flue:Renew soot door with ne 225x225mm aluminium double soot door and frame to flue, remove existing, adjust size of opening to brick flue, bed frame in mortar, fix door and make good and remove waste and debris. |  |  |
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| SF709017 | FLUE:FIX NEW ALUMINIUM SOOT DOOR | IT | 73.67 |
|  | Flue:Fix new ne 225x225mm aluminium double soot door and frame to flue, cut opening in flue to suit, bed frame in mortar, fix door and make good and remove waste and debris. |  |  |
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| SF709019 | FLUE:RENEW WITH TWIN WALLED SS FLUE | LM | 262.16 |
|  | Flue:Remove any type of flue pipe or liner and dispose to approved tip, supply and install 150mm twin walled stainless steel flues, Selkirk SM or similar approved including all fixings, flashings, adaptors and bends, remake all joints and appliance connections, and make good, and remove waste and debris. |  |  |
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| SF709021 | FLUE:SMOKE TEST AND REPORT | IT | 13.54 |
|  | Flue:Carry out additional smoke test to flue including all associated work, check for leakages and provide written report to Client Representative. |  |  |
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|  | Heating Boilers Controls |  |  |
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| SF710001 | BOILER:RENEW THERMOSTAT | IT | 72.29 |
|  | Boiler:Renew thermostat to central heating boiler including make connections, make good finishes and test and remove waste and debris. |  |  |
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| SF710003 | BOILER:RENEW ROOM THERMOSTAT | IT | 60.29 |
|  | Boiler:Renew room thermostat to central heating system including make connections, make good finishes and test and remove waste and debris. |  |  |
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| SF710005 | BOILER:RENEW PROGRAMMER | IT | 96.65 |
|  | Boiler:Renew central heating programmer with microelectric time controller including make all connections and test and remove waste and debris. |  |  |
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| SF710007 | BOILER:RENEW CENTRAL HEATING TIME CLOCK | IT | 87.51 |
|  | Boiler:Renew central heating time clock including make all connections and test and remove waste and debris. |  |  |
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| SF710009 | BOILER:REMEDY FAULT TO CONTROLS | IT | 26.65 |
|  | Boiler:Remedy fault to central heating controls including test all wiring and components, check fuses and appliances, adjust controls, rectify minor faults on completion, provide report to Client Representative. |  |  |
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| SF710011 | BOILER:RENEW ROOM THERMOSTAT - WIRELESS | IT | 56.24 |
|  | Boiler:Renew existing with wireless room thermostat to central heating system including make connections, make good finishes and test and remove waste and debris. |  |  |
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| SF710013 | BOILER:RENEW PROGRAMMER - WIRELESS | IT | 124.97 |
|  | Boiler:Renew existing with wireless central heating programmer with microelectric time controller including make all connections and test and remove waste and debris. |  |  |
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|  | Void Works |  |  |
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|  | Void Property Works |  |  |
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| SF713001 | VOID:DRAIN DOWN CENTRAL HEATING | IT | 15.90 |
|  | Void:Drain down central heating water system to void property. |  |  |
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| SF713003 | VOID:REFILL CENTRAL HEATING | IT | 84.98 |
|  | Void:Refill central heating system to void and introduce approved rust inhibitor to system, fire up and test. |  |  |
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| SF713005 | VOID:TEST AND COMMISSION CENTRAL HEATING SYSTEM | IT | 38.17 |
|  | Void:Carry out all necessary tests and commission central heating system complete and leave in full working order. |  |  |
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|  | Electrical Work in Connection With Central Heating |  |  |
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|  | Immersion Heaters |  |  |
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| SF820003 | IMMERSION HEATER:RENEW 3KW ALLOY (TOP) | NO | 48.06 |
|  | Immersion Heater:Isolate supply, drain down, disconnect, clear away, renew top entry immersion with 3kW alloy-sheathed immersion heater to copper cylinder refill, test and vent system, refix, test and reset thermostat, make all necessary connections, reconnect electricity supply and undertake electrical tests and remove waste and debris. |  |  |
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| SF820007 | IMMERSION HEATER:RENEW NE 3KW ALLOY (BOTTOM) | NO | 68.00 |
|  | Immersion Heater:Isolate supply, drain down, disconnect, clear away, renew bottom entry immersion heater to copper cylinder with ne 3kW alloy-sheathed heater, refill test and vent system, refix, test reset thermostat, make all necessary connections, reconnect to electricity supply and undertake electrical tests and remove waste and debris. |  |  |
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| SF820009 | IMMERSION HEATER:RENEW CYLINDER THERMOSTAT | NO | 23.56 |
|  | Immersion Heater:Disconnect, clear away and renew any thermostat to immersion heater. |  |  |
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| SF820017 | IMMERSION HEATER:TEST AND RESET THERMOSTAT | IT | 10.26 |
|  | Immersion Heater:Test and reset as necessary any immersion heater thermostat. |  |  |
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| SF820019 | IMMERSION HEATER:RENEW CIRCUIT AND SWITCH | NO | 134.36 |
|  | Immersion Heater:Isolate supply, strip out, clear away and renew immersion heater circuit with cable run in mini trunking or rigid PVC conduit chased into wall etc., including fitting of 20 amp double pole isolator switch, 20 amp double pole indicator switch and reconnection of existing heater flex, reconnect electricity supply, undertake electrical tests, provide certificate, make good on completion and remove waste and debris. |  |  |
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| SF820021 | IMMERSION HEATER:RENEW FLEX CONNECTION | NO | 18.98 |
|  | Immersion Heater:Isolate supply, strip out, clear away and renew 1.00m length of 2.5mm 3 core butyl rubber flex to immersion heater and make all necessary connections to 20 amp double pole switch and immersion heater, reconnect electricity supply, undertake electrical tests, provide certificate, make good on completion and remove waste and debris. |  |  |
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| SF820025 | IMMERSION HEATER:RENEW BOOSTER SWITCH | NO | 21.11 |
|  | Immersion Heater:Isolate supply, disconnect, clear away and renew or supply and install immersion booster switch and moulded plastic mounting box, including plugging to walls as necessary, remake all necessary connections, reconnect electricity supply, undertake electrical tests and make good on completion and remove waste and debris. |  |  |
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|  | BIOMASS APPLIANCES |  |  |
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|  | Domestic Biomass Boilers |  |  |
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|  | Annual Servicing |  |  |
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| SF780101 | BIOMASS BOILER:ANNUAL DOMESTIC SERVICE | NO | 178.03 |
|  | Biomass Boiler:Undertake annual domestic service, including sweeping chimney and flue pipes, clean and wire brush all specified parts, check operation of flue draught stabiliser, moveable parts, de-clinking mechanism, adjust or replace rope seals to access doors, clean any secondary air ducts, check and renew if necessary fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check firedoor and ashpit cover door seals, check and adjust firedoor alignment, check correct setting and operation of any air control mechanism, check fans and reset to manufacturer's instructions, make good and remove waste and debris. |  |  |
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|  | Breakdowns |  |  |
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| SF780201 | BIOMASS BOILER:BREAKDOWN NO PARTS | IT | 102.66 |
|  | Biomass Boiler:Attend to breakdown, test operation of boiler, clean all specified parts, check operation of flue draught stabiliser and moveable parts, de-clinking mechanism, clean any secondary air ducts, check fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check correct setting and operation of any air control mechanism, check fans and reset to manufacturer's instructions, make good, test and remove waste and debris. |  |  |
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| SF780203 | BIOMASS BOILER:BREAKDOWN PARTS NE £10.00 | IT | 114.74 |
|  | Biomass Boiler:Attend to breakdown, test operation of boiler, clean all specified parts, check operation of flue draught stabilise and moveable parts, de-clinking mechanism, clean any secondary air ducts, undertake minor renewals or repairs to remedy fault (material cost allowance £10.00) check fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check correct setting and operation of any air control mechanism, check fans and reset to manufacturer's instructions, make good, test, leave in full working order and report to Client Representative and remove waste and debris (can only be claimed if instructed by Client Representative). |  |  |
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| SF780205 | BIOMASS BOILER:BREAKDOWN PARTS NE £50.00 | IT | 163.04 |
|  | Biomass Boiler:Attend to breakdown, test operation of boiler, clean all specified parts, check operation of flue draught stabilise and moveable parts, de-clinking mechanism, clean any secondary air ducts, undertake minor renewals or repairs to remedy fault (material cost allowance £50.00) check fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check correct setting and operation of any air control mechanism, check fans and reset to manufacturer's instructions, make good, test, leave in full working order and report to Client Representative and remove waste and debris (can only be claimed if instructed by Client Representative). |  |  |
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| SF780207 | BIOMASS BOILER:BREAKDOWN PARTS NE £100.00 | IT | 223.42 |
|  | Biomass Boiler:Attend to breakdown, test operation of boiler, clean all specified parts, check operation of flue draught stabilise and moveable parts, de-clinking mechanism, clean any secondary air ducts, undertake minor renewals or repairs to remedy fault (material cost allowance £100.00) check fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check correct setting and operation of any air control mechanism, check fans and reset to manufacturer's instructions, make good, test, leave in full working order and report to Client Representative and remove waste and debris (can only be claimed if instructed by Client Representative). |  |  |
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|  | Communal Solid Fuel or Biomass Boilers |  |  |
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|  | Annual Servicing |  |  |
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| BI110101 | SOLID FUEL OR BIOMASS BOILER:SERVICE NE 80KW | IT | 250.24 |
|  | Solid Fuel or Biomass Boiler:Undertake annual service, including sweeping chimney and flue pipes, clean and wire brush all specified parts, check operation of flue draught stabiliser, moveable parts, de-clinking mechanism, adjust or replace rope seals to access doors, clean any secondary air ducts, check and renew if necessary fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check firedoor and ashpit cover door seals, check and adjust firedoor alignment, check correct setting and operation of any air control mechanism, check fans and reset to manufacturer's technical data sheet, make good and remove waste and debris (Boiler ne 80KW), (Per boiler). |  |  |
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| BI110103 | SOLID FUEL OR BIOMASS BOILER:SERVICE NE 100KW | IT | 363.77 |
|  | Solid Fuel or Biomass Boiler:Undertake annual service, including sweeping chimney and flue pipes, clean and wire brush all specified parts, check operation of flue draught stabiliser, moveable parts, de-clinking mechanism, adjust or replace rope seals to access doors, clean any secondary air ducts, check and renew if necessary fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check firedoor and ashpit cover door seals, check and adjust firedoor alignment, check correct setting and operation of any air control mechanism, check fans and reset to manufacturer's technical data sheet, make good and remove waste and debris (Boiler over 80KW and ne 100KW), (Per boiler). |  |  |
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| BI110105 | SOLID FUEL OR BIOMASS BOILER:SERVICE NE 150KW | IT | 426.09 |
|  | Solid Fuel or Biomass Boiler:Undertake annual service, including sweeping chimney and flue pipes, clean and wire brush all specified parts, check operation of flue draught stabiliser, moveable parts, de-clinking mechanism, adjust or replace rope seals to access doors, clean any secondary air ducts, check and renew if necessary fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check firedoor and ashpit cover door seals, check and adjust firedoor alignment, check correct setting and operation of any air control mechanism, check fans and reset to manufacturer's technical data sheet, make good and remove waste and debris (Boiler over 100KW and ne 150KW), (Per boiler). |  |  |
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| BI110107 | SOLID FUEL OR BIOMASS BOILER:SERVICE NE 200KW | IT | 488.41 |
|  | Solid Fuel or Biomass Boiler:Undertake annual service, including sweeping chimney and flue pipes, clean and wire brush all specified parts, check operation of flue draught stabiliser, moveable parts, de-clinking mechanism, adjust or replace rope seals to access doors, clean any secondary air ducts, check and renew if necessary fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check firedoor and ashpit cover door seals, check and adjust firedoor alignment, check correct setting and operation of any air control mechanism, check fans and reset to manufacturer's technical data sheet, make good and remove waste and debris (Boiler over 150KW and ne 200KW), (Per boiler). |  |  |
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| BI110111 | SOLID FUEL OR BIOMASS BOILER:SERVICE NE 250KW | IT | 544.69 |
|  | Solid Fuel or Biomass Boiler:Undertake annual service, including sweeping chimney and flue pipes, clean and wire brush all specified parts, check operation of flue draught stabiliser, moveable parts, de-clinking mechanism, adjust or replace rope seals to access doors, clean any secondary air ducts, check and renew if necessary fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check firedoor and ashpit cover door seals, check and adjust firedoor alignment, check correct setting and operation of any air control mechanism, check fans and reset to manufacturer's technical data sheet, make good and remove waste and debris (Boiler over 200KW and ne 250KW), (Per boiler). |  |  |
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|  | Breakdowns |  |  |
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| BI110201 | SOLID FUEL OR BIOMASS BOILER:BREAKDOWN NO PARTS | IT | 107.49 |
|  | Solid Fuel or Biomass Boiler:Attend to breakdown, test operation of boiler, clean all specified parts, check operation of flue draught stabiliser and moveable parts, de-clinking mechanism, clean any secondary air ducts, check fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check correct setting and operation of any air control mechanism, check fans and reset to manufacturers technical data sheet, make good, test and remove waste and debris. |  |  |
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| BI110202 | SOLID FUEL OR BIOMASS BOILER:BREAKDOWN PARTS NE£10 | IT | 119.57 |
|  | Solid Fuel or Biomass Boiler:Attend to breakdown, test operation of boiler, clean all specified parts, check operation of flue draught stabilise and moveable parts, de-clinking mechanism, clean any secondary air ducts, undertake minor renewals or repairs to remedy fault (parts cost allowance £10.00) check fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check correct setting and operation of any air control mechanism, check fans and reset to manufacturers technical data sheet, make good, test, leave in full working order and report to Client representative and remove waste and debris (can only be claimed if instructed by Client Representative). |  |  |
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| BI110203 | SOLID FUEL OR BIOMASS BOILER:BREAKDOWN PARTS NE£50 | IT | 167.87 |
|  | Solid Fuel or Biomass Boiler:Attend to breakdown, test operation of boiler, clean all specified parts, check operation of flue draught stabilise and moveable parts, de-clinking mechanism, clean any secondary air ducts, undertake minor renewals or repairs to remedy fault (parts cost allowance £50.00) check fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check correct setting and operation of any air control mechanism, check fans and reset to manufacturers technical data sheet, make good, test, leave in full working order and report to Client Representative and remove waste and debris (can only be claimed if instructed by Client Representative). |  |  |
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| BI110205 | SOLID FUEL/BIOMASS BOILER:BREAKDOWN PARTS NE£100 | IT | 228.25 |
|  | Solid Fuel or Biomass Boiler:Attend to breakdown, test operation of boiler, clean all specified parts, check operation of flue draught stabilise and moveable parts, de-clinking mechanism, clean any secondary air ducts, undertake minor renewals or repairs to remedy fault (parts cost allowance £100.00) check fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check correct setting and operation of any air control mechanism, check fans and reset to manufacturers technical data sheet, make good, test, leave in full working order and report to Client Representative and remove waste and debris (can only be claimed if instructed by Client Representative). |  |  |
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| BI110207 | SOLID FUEL/BIOMASS BOILER:BREAKDOWN PARTS NE £150 | IT | 364.96 |
|  | Solid Fuel or Biomass Boiler:Attend to breakdown, test operation of boiler, clean all specified parts, check operation of flue draught stabiliser and moveable parts, de-clinking mechanism, clean any secondary air ducts, undertake minor renewals or repairs to remedy fault (parts cost allowance £150.00) check fuel regulator blades, check operation of thermostat, clean any fan, and adjust air regulator, check correct setting and operation of any air control mechanism, check fans and reset to manufacturer's instructions, make good, test, leave in full working order and report to Client Representative and remove waste and debris (can only be claimed if instructed by Client Representative). |  |  |
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