



M3NHF Schedule of Rates

VERSION 8

Responsive Maintenance and Void
Property Works
SOR – Long Descriptions



**Your challenges
expertly solved
in partnership**

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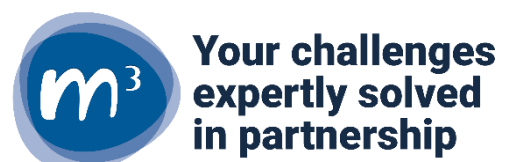
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Void Property Works

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M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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		
PM		Purpose Made		
PR		Pair		
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		
WK		Week		
WP/wp		Waterproofing		

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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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 Medium Description set out in the scope of Works envisaged for an Order for that item.

002 Each item has a 6 character numeric code reference and a single character alpha priority code reference:

Example:

125001	E	Chimney: Ball chimney flue, clear obstruction and clean up including all associated work, and remove waste and debris, - [as an emergency priority (see below)]	IT	47.64
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Items are grouped in the following sections:

- Foundations;
- Groundworks;
- Fencing and Gates;
- Drainage;
- Brickwork;
- Masonry;
- Roofing;
- Carpentry and Joinery;
- Plasterwork and other Finishes;
- Wall and Floor Tile and Sheet Finishes;
- Painting and Decorating;
- Cleaning and Clearance;
- Glazing;
- Plumbing;
- Heating, Gas Appliances and Installations;
- Electrical;
- Disabled Adaptations and Minor Works;
- Specialist Treatments;
- Energy Efficiency Appliances and Components; and
- Scaffolding.

The single character priority code references are as follows:

e.g. Priority E – Emergency
Priority U – Urgent
Priority R – Routine
Priority X – User defined

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 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.

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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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.
"Code of Practice"	means any code of recommended practice produced by a Statutory Authority or an industry recognised body (including the Construction Leadership Council);
"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;
"fix", "install" or "lay"	means supply and fix new Materials including all preparatory work;
"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 1m ² ;
"overhaul"	means to undertake any repair necessary to restore a component or piece of equipment to full working order including diagnosing any fault, testing, carry out minor repairs/remedial work and provision and replacement of any defective parts or components.
"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;

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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PRICE FRAMEWORK RULES EXTRACT

1 SCHEDULE OF RATES AND TENDERED ITEMS

1.1 Provider to execute Works at Contract Rates

1.1.1 The 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 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 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 Provider for the performance of the 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.

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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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 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 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.
- 1.2.4 The 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 Provider must familiarise themselves with the full extent of the Price Framework which applies in conjunction with the Schedule of Rates.

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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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 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 minutes, 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 and system scaffolding for Responsive Maintenance is designated in ranges of height. 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 scaffolding with a top working platform at differing levels the average height shall be used. The scaffolding is measured the horizontal length along the face of the structure to which access is required.

General scaffolding for Planned Maintenance is designated by whether single or multi lifts and by the period of time the scaffolding is to be in place from completion of erection until the Works for which the scaffolding has been erected are signed off by the Client's Representative as being satisfactorily completed. 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 scaffolding with a top working platform at differing levels the average height shall be used. The scaffolding is measured the horizontal length along the face of the structure to which access is required.
- .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.

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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MEASUREMENT RULES (cont'd)

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

- .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.

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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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, , in all situations where a working platform is required at a level below 2 metres above general ground or floor level, including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.
 - .6 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.
 - .7 Temporary supports, shoring or hoarding to existing structure including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.
 - .8 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.

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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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)
- .9 All preparatory work, setting and marking out, including provision and removal of temporary profiles.
 - .10 Taking up any necessary boarding, de-nailing timbers, relaying boarding and punching in nail heads.
 - .11 Taking off and re-fixing gutters, downpipes, bird guards, TV/radio aerials, satellite dishes, electricity, TV, British Telecom cables, radiators, boilers, kitchen units, sanitary appliances, electrical switch and socket plates and the like to facilitate the renewal or repair of any component.
 - .12 Removing all screws, nails, plugs and the like associated with the removal of any item.
 - .13 Setting aside, storing, cleaning and subsequently re-fixing items described as re-fixed.
 - .14 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.
 - .15 Fixing to any surface with nails, screws, blocks, glue, bolts etc., as required including drilling, packing and scribing.
 - .16 Jointing and or finishing new materials including additional material where required.
 - .17 Jointing and or finishing new materials to existing including additional material where required.
 - .18 Matching all materials to existing.
 - .19 Making good existing structure, finishings etc. as necessary.
 - .20 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,
 - .21 Collection and transportation of any size name plate/sign including engraved and laminated signage, any means of fixing to any type of background.
 - .22 Protecting the whole of the works.
 - .23 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.
 - .24 Draining down, removal, setting aside and re-fixing radiators, refill the radiator and system including inhibitor, bleed, test and balance system.
 - .25 All pre-inspection visits or surveys to ascertain location of work, checking, measuring, location of and diagnosis of faults, scope, quantification and evaluation of Works to be undertaken etc.

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

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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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 Provider is to allow in his tender for any additional costs that he considers may be necessary.

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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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.

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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 carriage refirm 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		Disconnecting as necessary, removing and subsequent re-fixing and re-connecting any type of kitchen units, electrical fittings such as light fittings, light switches, socket outlet points and the like), radiators, heating appliances and or sanitary appliances and or other Client's or Customers fixtures and fittings in order to undertake works to plumbing, heating and communal mechanical and electrical installations.		
.30		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.		

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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):		
.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		
.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 Provider is to allow in his tender for any additional costs that he considers may be necessary.

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
PLUMBING				
Foul Drainage Above Ground				
Soil and Vent Stacks - External - PVCu				
610101	R	STACK:RENEW EXTERNAL PVCU COMPLETE NE 2 STOREY Stack:Take down external soil stack complete to any dwelling ne 2 storey and renew with 110mm PVCu pipework complete with all necessary wc branches, bends, offsets, waste bosses, pipes, brackets, access pipes, drain connector, terminal and slate if necessary including all cutting and making joints, fixing to any background, make good to structure including roofing, soffit or similar and make good to all finishes and test and remove waste and debris.	IT	598.90
610103	R	STACK:RENEW EXTERNAL PVCU COMPLETE 2 TO 4 STOREY Stack:Take down external soil stack complete to any dwelling over 2, ne 4 storey and renew with 110mm PVCu pipework complete with all necessary wc branches, bends, offsets, waste bosses, pipes, brackets, access pipes, drain connector, terminal and slate if necessary including all cutting and making joints, fixing to any background, make good to structure including roofing, soffit or similar and make good to all finishes and test and remove waste and debris.	IT	885.50
610105	R	STACK:RENEW EXTERNAL 110MM PVCU SOIL STACK Stack:Renew 110mm diameter PVCu length or section of external soil stack, renew or refix clips as necessary, including cut and make joints, make good to structure and finishes and test and remove waste and debris.	LM	33.97
610107	R	STACK:RENEW EXTERNAL PVCU SOIL STACK BRACKET Stack:Renew 110mm diameter external PVCu soil stack pipe bracket securely plugged and screwed to any background, make good to structure and finishes and test and remove waste and debris.	NO	15.31
610109	R	STACK:RENEW EXTERNAL PVCU WC BRANCH PIPE Stack:Renew 110mm diameter external PVCu soil stack wc branch pipe with access, connect to pan, including cutting, making joints, cut holes to walls, make good to structure and finishes and test and remove waste and debris.	NO	125.81
610111	R	STACK:RENEW EXTERNAL PVCU OFFSET Stack:Renew 110mm diameter external PVCu soil stack offset including cutting and making all necessary joints, make good to structure and finishes and test and remove waste and debris.	NO	44.86
610113	R	STACK:RENEW EXTERNAL PVCU JUNCTION Stack:Renew 110mm diameter external PVCu soil stack junction with access including cutting and making all necessary joints and make good to structure and finishes and test and remove waste and debris.	NO	76.99
610115	R	STACK:RENEW EXTERNAL PVCU ACCESS BEND Stack:Renew 110mm diameter external PVCu soil stack access bend, including cutting and making all necessary joints, make good to structure and finishes and test and remove waste and debris.	NO	67.05
610117	R	STACK:RENEW EXTERNAL PVCU ACCESS PIPE Stack:Renew 110mm diameter external PVCu soil stack access pipe, including cutting and making all necessary joints, make good to structure and finishes and test and remove waste and debris.	NO	61.75

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
610119	R	STACK:RENEW EXTERNAL PVCU VENT TERMINAL Stack:Renew 110mm diameter external PVCu soil stack/vent terminal and weathering slate and make good to roofing.	NO	98.38
610121	R	STACK:RENEW EXTERNAL PVCU DOUBLE SOCKET Stack:Renew 110mm diameter external PVCu soil stack double socket, including cutting and making all necessary joints, make good to structure and finishes and test and remove waste and debris.	NO	64.62
610123	R	STACK:RENEW EXTERNAL PVCU DRAIN CONNECTOR Stack:Renew drain connection with 110mm diameter external PVCu soil stack drainage adaptor.	NO	45.94
610125	R	STACK:RENEW EXTERNAL PVCU 110MM BOSS CONNECTOR Stack:Renew 110mm diameter external PVCu soil stack boss connector, including cutting and making all necessary joints, make good and test and remove waste and debris.	NO	62.05
610127	R	STACK:RENEW EXTERNAL PVCU BOSS ADAPTOR Stack:Renew 32mm or 40mm diameter external solvent PVCu boss adaptor, including any additional renewal of boss pipe and remove waste and debris.	NO	33.34
610129	R	STACK:REPAIR FRACTURE ON EXTERNAL PVCU AT SLAB Stack:Repair fractured external soil outlet at slab level, break up concrete slab, repair pipework fix new PVCu pipe or fitting with new clips, remake all joints, make good walls and floors and test (measured per pipe or fitting).	IT	144.79
610131	R	STACK:ACCESS COVER TO EXISTING EXTERNAL PVCU Stack:Insert or cut into any existing external PVCu soil stack and provide and fix new proprietary bolted removable access covers and seals, maintain integrity of existing system by using compatible seals or solvent welding.	IT	98.87
610133	R	STACK:RENEW PVCU BALLOON GRATING Stack:Renew PVCu balloon grating to soil stack.	NO	24.73
610135	R	PIPE:REMOVE REDUNDANT SOIL AND VENT Pipe:Remove any type and size of redundant soil and vent pipe, to dwelling ne two storey including all fittings, make good finishes and remove waste and debris. Soil and Vent Stacks - Internal - PVCu	NO	21.01
610301	R	STACK:RENEW INTERNAL PVCU COMPLETE NE 2 STOREY Stack:Take down internal soil stack complete to any dwelling ne 2 storey and renew with 110mm PVCu pipework complete with all necessary fittings i.e. wc branch, bends, offsets, waste bosses, pipes, brackets, access pipes, drain connector terminal and slate if necessary including all cutting and making joints, fixing to any background, remove and refix access panels, duct casings and the like for access, make good to structure and finishes and test and remove waste and debris.	IT	542.90
610303	R	STACK:RENEW INTERNAL PVCU COMPLETE 2-4 STOREY Stack:Take down internal soil stack complete to any dwelling over 2 ne 4 storey and renew with 110mm PVCu pipework complete with all necessary wc branches, bends, offsets, waste bosses, pipes, brackets, access pipes, drain connector terminal and slate if necessary including all cutting and	IT	748.98

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		making joints, fixing to any background, remove and refix access panels, duct casings and the like for access, make good to structure and finishes and test and remove waste and debris.		
610305	R	STACK:RENEW INTERNAL 110MM PVCU SOIL STACK Stack:Renew 110mm diameter PVCu length or section of internal soil stack, remove and refix access panels, duct casings and the like for access, renew or refix clips as necessary including cut and make joints, make good to structure and finishes and test and remove waste and debris.	LM	30.24
610307	R	STACK:RENEW INTERNAL PVCU SOIL STACK BRACKETS Stack:Renew 110mm diameter internal PVCu soil stack pipe bracket securely plugged and screwed to any background, remove and refix access panels, duct casings and the like for access make good to structure and finishes and test and remove waste and debris.	NO	16.94
610309	R	STACK:RENEW INTERNAL PVCU WC BRANCH PIPE Stack:Renew 110mm diameter internal PVCu soil stack wc branch pipe with access, connect to pan, including cutting, making joints, cut holes to walls, make good to structure and finishes and test, remove and refix duct casings and access panels and the like for access and remove waste and debris.	NO	112.97
610311	R	STACK:RENEW INTERNAL PVCU OFFSET Stack:Renew 110mm diameter internal PVCu soil stack offset including cutting and making all necessary joints, make good to structure and finishes and test, remove and refix duct casings and access panels and the like for access and remove waste and debris.	NO	41.12
610313	R	STACK:RENEW INTERNAL PVCU JUNCTION Stack:Renew 110mm diameter internal PVCu soil stack junction with access including cutting and making all necessary joints, make good to structure and finishes test, remove and refix duct casings and access panels and the like for access and remove waste and debris.	NO	63.34
610315	R	STACK:RENEW INTERNAL PVCU ACCESS BEND Stack:Renew 110mm diameter internal PVCu soil stack access bend, including cutting and making all necessary joints, make good to structure and finishes and test, remove and refix duct casings and access panels and the like for access and remove waste and debris.	NO	57.95
610317	R	STACK:RENEW INTERNAL PVCU ACCESS PIPE Stack:Renew 110mm diameter internal PVCu soil stack access pipe, including cutting and making all necessary joints, make good to structure and finishes and test, remove and refix duct casings and access panels for access and remove waste and debris.	NO	52.65
610319	R	STACK:RENEW INTERNAL PVCU DOUBLE SOCKET Stack:Renew 110mm diameter internal PVCu soil stack double socket, including cutting and making all necessary joints, make good to structure and finishes and test, remove and refix duct casings and access panels and the like for access and remove waste and debris.	NO	53.53
610321	R	STACK:RENEW INTERNAL PVCU 110MM BOSS CONNECTOR Stack:Renew 110mm diameter internal PVCu soil stack boss connector, including cutting and making all necessary joints, make good and test, remove and refix duct casings and access panels and the like for access and remove waste and debris.	NO	52.95

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ITEM	PRI	DESCRIPTION	UNIT	RATE
610323	R	STACK:RENEW INTERNAL PVCU BOSS ADAPTOR Stack:Renew 32mm or 40mm diameter internal solvent PVCu boss adaptor, including any additional renewal of boss pipe, remove and refix duct casings and access panels and the like for access and remove waste and debris.	NO	25.52
610325	R	STACK:REPAIR FRACTURE ON INTERNAL PVCU AT SLAB Stack:Repair fractured internal soil outlet at slab level, break up concrete slab, repair pipework fix new PVCu pipe or fitting with new clips, remake all joints, make good walls and floors and test, remove and refix duct casings and access panels and the like for access and remove waste and debris (measured per pipe or fitting).	IT	162.30
610327	R	STACK:ACCESS COVER TO EXISTING INTERNAL PVCU STACK Stack:Insert or cut into any existing internal PVCu soil stack and provide and fix new proprietary bolted removable access covers and seals, maintain integrity of existing system by using compatible seals or solvent welding, remove and refix duct casings and access panels and the like for access and remove waste and debris.	IT	80.67
610329	R	STACK:RENEW PVCU AIR ADMITTANCE VALVE Stack:Renew Air Admittance Valve to PVCu internal soil stack including gain access, remove existing and fix new to existing PVC or CI stack including either socket or adaptor as necessary and remove waste and debris.	IT	45.56
610331	R	STACK:REMAKE JOINT PVCU STACK Stack:Remake ne 100mm diameter PVCu soil stack joint including break joint, clean out and make joint. Soil and Vent Stacks - Cast Iron - Repairs	NO	37.57
610501	R	STACK:RENEW NE 150MM CAST IRON NE 2M Stack:Renew upto 150mm diameter cast iron soil stack length ne 2m long with existing or new clips or ears including all cutting, remake joints, make good and decorate to match existing and remove waste and debris.	NO	258.96
610503	R	STACK:REMAKE JOINT TO CAST IRON STACK Stack:Remake ne 150mm diameter cast iron soil stack joint.	NO	57.13
610505	R	STACK:RENEW CAST IRON OFFSET Stack:Renew ne 150mm diameter offset to cast iron soil stack including remake joints and decorate to match existing and remove waste and debris.	NO	296.55
610507	R	STACK:RENEW CAST IRON BRANCH Stack:Renew ne 150mm diameter branch to cast iron soil stack including remake joints and decorate to match existing and remove waste and debris. Waste Pipework and Fittings Waste Pipework and Fittings - Plastic	NO	319.32
620101	R	WASTE:RENEW 32MM PIPE AND TRAP BASIN Waste:Renew waste to any sink or basin in ne 32mm plastic pipework complete including trap, all fittings, clips, cut or form holes and make good, make all necessary connections to stack, gully or hopper head and test and remove waste and debris.	NO	66.38

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ITEM	PRI	DESCRIPTION	UNIT	RATE
620103	R	WASTE:RENEW 40MM PIPE AND TRAP SINK Waste:Renew waste to any sink or basin in ne 40mm plastic pipework complete including trap, all fittings, clips, cut or form holes and make good, make all necessary connections to stack, gully or hopper head and test and remove waste and debris.	NO	80.75
620105	R	WASTE:RENEW 40MM PIPE AND TRAP BATH Waste:Renew waste to any bath in ne 40mm plastic pipework complete including trap, all fittings, clips, cut or form holes and make good, make all necessary connections to stack, gully or hopper head and test and remove waste and debris.	NO	96.87
620107	R	WASTE:RENEW 40MM PIPE AND TRAP SHOWER Waste:Renew waste to any shower in ne 40mm plastic pipework complete including sealed trap, all fittings, clips, remove and refix tray, cut and form holes and make good, make all necessary connections to stack, gully or hopper head and test and remove waste and debris.	NO	202.73
620117	R	TRAP:RENEW 32MM SINK OR BASIN TRAP Trap:Renew ne 32mm diameter plastic trap to sink or basin including all adjustments to pipework, make all connections and test on completion and remove waste and debris.	NO	17.79
620119	R	TRAP:RENEW 40MM SINK OR BASIN TRAP Trap:Renew ne 40mm diameter plastic trap to sink or basin including all adjustments to pipework, make all connections and test on completion and remove waste and debris.	NO	18.09
620121	R	TRAP:RENEW NE 40MM BATH TRAP Trap:Renew ne 40mm diameter plastic trap to bath including all adjustments to pipework, make all connections and test on completion and remove waste and debris.	NO	25.09
620123	R	TRAP:RENEW NE 40MM SHOWER TRAP Trap:Renew ne 40mm diameter plastic sealed trap to shower including all adjustments to pipework, make all connections, remove and refix tray and test and remove waste and debris.	NO	121.41
620109	R	WASTE:RENEW NE 40MM BEND OR CONNECTOR Waste:Renew ne 40mm diameter plastic straight connector or bend, make all necessary joints to waste pipe and trap or stack and test all joints on completion and remove waste and debris.	NO	15.43
620111	R	WASTE:RENEW NE 40MM TEE Waste:Renew ne 40mm diameter plastic tee, make all necessary joints and test on completion and remove waste and debris.	NO	18.95
620113	R	WASTE:RENEW LEAKING JOINT Waste:Renew joint of waste fitting, including remove and securely refix and make all necessary joints and test on completion and remove waste and debris.	NO	10.95
620115	R	WASTE:RENEW PLASTIC PIPE CLIP Waste:Renew or supply and fix pipe clip for any diameter plastic pipe including plugging and screwing as necessary.	NO	4.16
620131	R	PIPE:RENEW 32MM WASTE Pipe:Renew any pipe with 32mm plastic waste pipe complete with all brackets, connections, bends, tees etc., cut/form holes and make good, make all necessary connections to stack, gulley or hopper head and test	LM	24.93

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		and remove waste and debris.		
620133	R	PIPE:RENEW 40MM WASTE Pipe:Renew any pipe with 40mm plastic waste pipe complete with all brackets, connections, bends, tees etc., cut/form holes and make good, make all necessary connections to stack, gulley or hopper head and test and remove waste and debris.	LM	26.02
620135	R	PIPE:RENEW 50MM WASTE Pipe:Renew any pipe with 50mm plastic waste pipe complete with all brackets, connections, bends, tees etc., cut/form holes and make good, make all necessary connections to stack, gulley or hopper head and test and remove waste and debris.	LM	33.13
620137	R	PIPE:PROVIDE CAPPED END Pipe:Provide capped end to any UPVC waste pipe ne 63mm diameter.	NO	9.59
620139	R	PIPE:REMOVE REDUNDANT WASTE Pipe:Remove any type and size of redundant waste pipe including all fittings, make good finishes and remove waste and debris.	NO	8.40
		Waste Pipework and Fittings - Copper		
620307	U	WASTE:REPAIR LEAK ON COPPER WASTE Waste:Repair leaking joint(s) to any copper waste fitting including remove and refix and all adjustments to pipework/fittings as necessary.	NO	15.47
		Soil/Waste Pipe Blockages		
620501	E	STACK:CLEAR BLOCKAGE NE 2 STOREY Stack:Clear blockage from soil stack ne 2 storey including gain access, remove and refix any duct covers, rod, flush out and test and remove waste and debris from site on completion.	IT	63.32
620503	E	STACK:CLEAR BLOCKAGE 2-4 STOREY Stack:Clear blockage from soil stack over 2, ne 4 storey including gain access, remove and refix any duct covers, rod, flush out and test and remove waste and debris from site on completion.	IT	94.25
620505	E	BATH:CLEAR BLOCKAGE TO WASTE Bath:Clear blockage to waste fitting, pipe or trap, flush out and test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	25.97
620507	E	BASIN OR SINK:CLEAR BLOCKAGE Basin or Sink:Clear blockage to waste fitting, pipe or trap, flush out and test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	15.47
620509	E	WASHING MACHINE:CLEAR BLOCKED WASTE Washing Machine:Clear blockage to waste pipe or trap, flush out and test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	11.97
620513	E	WC PAN:CLEAR BLOCKAGE INCLUDING REMOVE WC Pan:Clear blockage to WC pan including remove and refix pan and remake all joints, flush out and test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	44.94

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ITEM	PRI	DESCRIPTION	UNIT	RATE
620515	U	SHOWER:CLEAR BLOCKAGE INCLUDING REMOVE Shower:Clear blockage to shower including remove/refix tray, flush out test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	29.48
620517	E	MACERATOR:CLEAR BLOCKAGE Macerator:Clear blockage to macerator and associated pipework, disconnect/reconnect electricity supply, disconnect/reconnect pipework supply as necessary, remove and refix access panels to macerator, remove debris, flush out and test, remove and refix any pipework ducting across panels etc., as necessary, make good any finishes disturbed. Fittings, Equipment and Appliances for Services Sinks	NO	44.94
630101	R	SINK TOP:RENEW SINGLE DRAINER TOP - TAPS Sink Top:Renew with any size and type stainless steel single drainer sink top complete with new taps and waste fittings, reconnect to existing supply pipework including any adjustments and provide new service valves if not already installed, complete with new plug and chain, renew plastic trap and make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting, crossbond and test and remove waste and debris.	NO	334.03
630103	R	SINK TOP:RENEW DOUBLE DRAINER TOP - TAPS Sink Top:Renew any with size and type stainless steel double drainer sink top complete with new taps and waste fittings, reconnect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, renew plastic trap and make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting, crossbond and test and remove waste and debris.	NO	411.29
630105	R	SINK UNIT:RENEW SINGLE DRAINER TOP TAPS BASE UNIT Sink Unit:Renew with any size and type stainless steel single drainer sink top and base unit complete with new taps and waste fittings, reconnect to existing supply pipework including any adjustments and provide new service valves if not already installed, complete with new plug and chain, renew plastic trap and make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting, crossbond and test and remove waste and debris.	NO	618.22
630107	U	SINK TOP:REFIX ANY LOOSE SINK TOP Sink Top:Refix any type and size of loose sink top including disconnect, remove and refix taps, pipework and fittings as necessary, remake silicone sealant joints and crossbond and remove waste and debris.	NO	55.52
630109	U	SINK:RENEW PLUG AND CHAIN Sink:Renew rubber plug and chain to sink and securely fix to and including new stud or backplate as necessary.	NO	9.26
630111	R	SINK:RENEW NE 42MM CP WASTE Sink:Renew ne 42mm chrome plated waste fitting including disconnect trap, fix new waste fitting, plug and chain and reconnect trap including all adjustments to pipework as necessary and test and remove waste and debris.	NO	24.60

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
630113	R	SINK:RENEW NE 42MM CP COMBINED WASTE Sink:Renew ne 42mm chrome plated waste and combined overflow including disconnect trap, fix new waste fitting, overflow, plug and chain and reconnect trap including adjustment to pipework as necessary and test and remove waste and debris.	NO	36.43
630115	R	SINK:REFIX OR RENEW CANTILEVER BRACKETS Sink:Refix or renew cantilever brackets to any size or type of fireclay sink including disconnect and remove/refix sink if required and reconnect all pipework and all necessary plugging and making good and remove waste and debris.	NO	63.23
630147	R	SINK:OVERHAUL Sink:Overhaul any type of kitchen sinktop, disconnect, dismantle, service, reassemble, and reconnect taps, waste outlet, overflow etc. as necessary, remake joint to waste trap, resecure waste, resecure sink to base unit, renew silicone sealant, clean sink, make good all works disturbed and test that sink is performing satisfactorily.	IT	40.20
630149	R	SINK:DISCONNECT AND REMOVE Sink:Remove sink and sink base unit complete, disconnect and seal off all supply and waste pipework, make good to all wall and floor finishes and remove waste and debris (sink and unit not being renewed).	IT	20.32
630102	R	SINK TOP:RENEW SINGLE DRAINER TOP - MIXER Sink Top:Renew with any size and type stainless steel single drainer sink top complete with new mixer taps and waste fittings, reconnect to existing supply pipework including any adjustments and provide new service valves if not already installed, complete with new plug and chain, renew plastic trap and make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting, crossbond and test and remove waste and debris.	NO	355.57
630104	R	SINK TOP:RENEW DOUBLE DRAINER TOP - MIXER Sink Top:Renew any with size and type stainless steel double drainer sink top complete with new mixer taps and waste fittings, reconnect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, renew plastic trap and make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting, crossbond and test and remove waste and debris.	NO	432.83
630106	R	SINK UNIT:RENEW SINGLE DRAINER TOP MIXER BASE UNIT Sink Unit:Renew with any size and type stainless steel single drainer sink top and base unit complete with new mixer taps and waste fittings, reconnect to existing supply pipework including any adjustments and provide new service valves if not already installed, complete with new plug and chain, renew plastic trap and make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting, crossbond and test and remove waste and debris.	NO	639.76
		Sinks - Deep Bowl		
630117	R	SINK TOP:RENEW SINGLE DRAINER DEEP BOWL TOP TAPS Sink Top:Renew with any size/type stainless steel deep bowl single drainer sink top complete with new taps and waste fittings, reconnect to existing supply pipework and provide new service valves if not already	NO	323.79

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		installed, including any adjustments, complete with new plug and chain, renew plastic trap, make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting and crossbond, test, adjust sink base unit to accommodate deep bowl and trap and remove waste and debris.		
630119	R	<p>SINK TOP:RENEW DOUBLE DRAINER DEEP BOWL TOP TAPS</p> <p>Sink Top:Renew any with size/type stainless steel deep bowl double drainer sink top complete with new taps and waste fittings, reconnect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, renew plastic trap, make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting and crossbond, test, adjust sink base unit to accommodate deep bowl and trap and remove waste and debris.</p>	NO	396.67
630121	R	<p>SINK UNIT:RENEW SINGLE DRAINER DEEP TOP TAPS BASE</p> <p>Sink Unit:Renew with any size/type stainless steel deep bowl single drainer sink top and base unit complete with new taps and waste fittings, connect to existing supply pipework including any adjustments and provide new service valves if not already installed, complete with new plug and chain, renew plastic trap make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting, crossbond and test and remove waste and debris.</p>	NO	579.97
630141	R	<p>SINK TOP:RENEW SINGLE DRAINER DEEP BOWL TOP MIXER</p> <p>Sink Top:Renew with any size/type stainless steel deep bowl single drainer sink top complete with new mixer tap and waste fittings, reconnect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, renew plastic trap, make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting and crossbond, test, adjust sink base unit to accommodate deep bowl and trap and remove waste and debris.</p>	NO	376.25
630143	R	<p>SINK TOP:RENEW DOUBLE DRAINER DEEP BOWL TOP MIXER</p> <p>Sink Top:Renew any with size/type stainless steel deep bowl double drainer sink top complete with new mixer tap and waste fittings, reconnect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, renew plastic trap, make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting and crossbond, test, adjust sink base unit to accommodate deep bowl and trap and remove waste and debris.</p>	NO	456.47
630145	R	<p>SINK UNIT:RENEW SINGLE DRAINER DEEP TOP MIXER BASE</p> <p>Sink Unit:Renew with any size/type stainless steel deep bowl single drainer sink top and base unit complete with new mixer tap and waste fittings, connect to existing supply pipework including any adjustments and provide new service valves if not already installed, complete with new plug and chain, renew plastic trap make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting, crossbond and test and remove waste and debris.</p>	NO	601.51

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		Sink Tops - Inset		
630201	R	<p>SINK TOP:SUPPLY INSET TAPS</p> <p>Sink Top:Supply and fix 508x935mm stainless steel inset sink top, single bowl and single drainer complete with new taps and waste fitting, including cut out work top, sink, connect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, provide plastic waste trap and pipework, make all connections, silicone sealant between sink top and work top, crossbond and test and remove waste and debris.</p>	NO	254.69
630203	R	<p>SINK TOP:RENEW INSET WITH TAPS</p> <p>Sink Top:Renew with 508x935mm stainless steel inset sink top, single bowl and single drainer complete with new taps and waste fitting, reconnect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, renew plastic waste trap, make all connections, renew silicone sealant between sink top and work top, crossbond and test and remove waste and debris.</p>	NO	240.69
630221	R	<p>SINK TOP:SUPPLY INSET MIXER</p> <p>Sink Top:Supply and fix 508x935mm stainless steel inset sink top, single bowl and single drainer complete with new mixer tap and waste fitting, including cut out work top, sink, connect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, provide plastic waste trap and pipework, make all connections, silicone sealant between sink top and work top, crossbond and test and remove waste and debris.</p>	NO	276.23
630223	R	<p>SINK TOP:RENEW INSET WITH MIXER</p> <p>Sink Top:Renew with 508x935mm stainless steel inset sink top, single bowl and single drainer complete with new mixer tap and waste fitting, reconnect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, renew plastic waste trap, make all connections, renew silicone sealant between sink top and work top, crossbond and test and remove waste and debris.</p>	NO	262.22
		Sink Tops - Deep Bowl Inset		
630211	R	<p>SINK TOP:SUPPLY DEEP BOWL INSET TAPS</p> <p>Sink Top:Supply and fix 508x935mm stainless steel inset sink top, single deep bowl and single drainer complete with new taps and waste fitting, including cut out work top for sink, connect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, provide plastic waste trap and pipework, make all connections, silicone sealant between sink top and work top, crossbond, test, adjust sink base unit to accommodate deep bowl and trap and remove waste and debris.</p>	NO	273.40
630213	R	<p>SINK TOP:RENEW WITH DEEP BOWL INSET TAPS</p> <p>Sink Top:Renew with 508x935mm stainless steel inset sink top, single deep bowl and single drainer complete with new taps and waste fitting, reconnect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, renew plastic waste trap, make all connections, renew silicone sealant between sinktop and worktop, top, crossbond, test, adjust sink base unit to accommodate deep bowl and trap and remove waste and debris.</p>	NO	246.00

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ITEM	PRI	DESCRIPTION	UNIT	RATE
630231	R	SINK TOP:SUPPLY DEEP BOWL INSET MIXER Sink Top:Supply and fix 508x935mm stainless steel inset sink top, single deep bowl and single drainer complete with new mixer taps and waste fitting, including cut out work top for sink, connect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, provide plastic waste trap and pipework, make all connections, silicone sealant between sink top and work top, crossbond, test, adjust sink base unit to accommodate deep bowl and trap and remove waste and debris.	NO	294.94
630233	R	SINK TOP:RENEW WITH DEEP BOWL INSET MIXER Sink Top:Renew with 508x935mm stainless steel inset sink top, single deep bowl and single drainer complete with new mixer taps and waste fitting, reconnect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, renew plastic waste trap, make all connections, renew silicone sealant between sinktop and worktop, top, crossbond, test, adjust sink base unit to accommodate deep bowl and trap and remove waste and debris. Sink Base Units	NO	280.93
630301	R	SINK UNIT:REMOVE SINK TOP AND RENEW 1M BASE TAPS Sink Unit:Remove stainless steel sink top and set aside, renew 1000mm long sink base unit scribed and securely plugged to wall, refix and reconnect existing sink top and provide new service valves if not already installed, renew taps, silicone sealant between splashback and fitting and crossbond, remake connections to existing supply and waste pipework, test and make good plaster or tiled finishes on completion and remove waste and debris.	NO	393.92
630303	R	SINK UNIT:REMOVE SINK TOP RENEW 1.2M BASE TAPS Sink Unit:Remove stainless steel sink top and set aside, renew 1200mm long sink base unit scribed and securely plugged to wall, refix and reconnect existing sink top and provide new service valves if not already installed, renew taps, silicone sealant between splashback and fitting, crossbond, remake connections to existing supply and waste pipework, test and make good plaster or tiled finishes on completion and remove waste and debris.	NO	443.95
630305	R	SINK UNIT:REMOVE SINK TOP RENEW 1.5M BASE TAPS Sink Unit:Remove stainless steel sink top and set aside, renew 1500mm long sink base unit scribed and securely plugged to wall, refix and reconnect existing sink top and provide new service valves if not already installed, renew taps, silicone sealant between splashback and fitting, crossbond, remake connections to existing supply and waste pipework, test and make good plaster or tiled finishes on completion and remove waste and debris.	NO	515.77
630311	R	SINK UNIT:REMOVE SINK TOP AND RENEW 1M BASE MIXER Sink Unit:Remove stainless steel sink top and set aside, renew 1000mm long sink base unit scribed and securely plugged to wall, refix and reconnect existing sink top and provide new service valves if not already installed, renew with mixer taps, silicone sealant between splashback and fitting, crossbond, remake connections to existing supply and waste pipework, test and make good plaster or tiled finishes on completion and remove waste and debris.	NO	415.46
630313	R	SINK UNIT:REMOVE SINK TOP RENEW 1.2M BASE MIXER	NO	465.49

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		Sink Unit:Remove stainless steel sink top and set aside, renew 1200mm long sink base unit scribed and securely plugged to wall, refix and reconnect existing sink top and provide new service valves if not already installed, renew with mixer taps, silicone sealant between splashback and fitting, crossbond, remake connections to existing supply and waste pipework, test and make good plaster or tiled finishes on completion and remove waste and debris.		
630315	R	SINK UNIT:REMOVE SINK TOP RENEW 1.5M BASE MIXER Sink Unit:Remove stainless steel sink top and set aside, renew 1500mm long sink base unit scribed and securely plugged to wall, refix and reconnect existing sink top and provide new service valves if not already installed, renew with mixer taps, silicone sealant between splashback and fitting, crossbond, remake connections to existing supply and waste pipework, test and make good plaster or tiled finishes on completion and remove waste and debris.	NO	537.31
		WC Suites		
630501	U	WC SUITE:RENEW LOW LEVEL WITH PLASTIC CISTERN WC Suite:Renew wc suite complete with vitreous china pan fixed with brass or non-ferrous screws to floor including any necessary plugging, 6 litre plastic low level cistern plugged to wall, with overflow syphon, silencer pipe, float handle and ball valve, 32mm diameter flush pipe, wc cone, reconnect to existing supply and overflow pipework and provide new service valve if not already installed, make flush pipe and soil pipe joints with and including 'Easy-Fit' connectors and test all joints and fix new plastic seat and lid to pan and remove waste and debris.	NO	329.01
630503	U	WC SUITE:RENEW LOW LEVEL WITH CHINA CISTERN WC Suite:Renew wc suite complete with vitreous china pan fixed with brass or non-ferrous screws to floor including any necessary plugging, 6 litre vitreous china low level cistern plugged to wall, with overflow syphon, silencer pipe, float handle and ball valve, 32mm diameter flush pipe, wc cone, reconnect to existing supply and overflow pipework and provide new service valve if not already installed, make flush pipe and soil pipe joints with and including 'Easy-Fit' connectors and test all joints and fix new plastic seat and lid to pan and remove waste and debris.	NO	386.28
630505	U	WC SUITE:RENEW HIGH LEVEL WITH PLASTIC CISTERN WC Suite:Renew wc suite complete with vitreous china pan fixed with brass or non-ferrous screws to floor including any necessary plugging, 6 litre plastic high level cistern plugged to wall, with overflow syphon, silencer pipe, float, pull chain and ball valve, 32mm diameter flush pipe, wc cone, reconnect to existing supply and overflow pipework and provide new service valve if not already installed, make flush pipe and soil pipe joints with and including 'Easy-Fit' connectors and test all joints and fix new plastic plastic seat and lid to pan and remove waste and debris.	NO	357.79
630507	U	WC SUITE:RENEW HIGH LEVEL WITH CHINA CISTERN WC Suite:Renew wc suite complete with vitreous china pan fixed with brass or non-ferrous screws to floor including any necessary plugging, 6 litre vitreous china high level cistern plugged to wall, with overflow syphon, silencer pipe, float, pull chain and ball valve, 32mm diameter flush pipe, wc cone, reconnect existing supply and overflow pipework and provide new service valve if not already installed, make flush pipe and soil pipe joints with and including 'Easy-Fit' connectors and test all joints and fix new plastic seat and lid to pan and remove waste and debris.	NO	415.06

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ITEM	PRI	DESCRIPTION	UNIT	RATE
630509	U	WC SUITE:RENEW CLOSE COUPLED WC Suite:Renew vitreous china close coupled wc suite with pan fixed with brass or non-ferrous screws to floor, including any necessary plugging, 6 litre vitreous china cistern plugged to wall with overflow, syphon, silencer pipe, float, handle and ball valve, reconnect to existing supply and overflow pipework and provide new service valve if not already installed, make soil pipe joint with and including 'Easy-Fit' connector and test all joints, fix new plastic seat and lid to pan and remove waste and debris.	NO	335.91
630511	U	WC PAN:RENEW COMPLETE WC Pan:Renew wc pan fixed with brass or non-ferrous screws to floor, including any plugging, renew wc cone, remake flush pipe and soil pipe joints with and including 'Easy-Fit' connectors, fix new plastic seat and lid to pan, make good to all wall and floor finishes and remove waste and debris.	NO	221.42
630513	U	WC PAN:RENEW SEAT COMPLETE WC Pan:Renew single or double flap seat and bracket to wc pan and remove waste and debris.	NO	31.72
630514	R	WC SUITE:REMOVE COMPLETE WC Suite:Remove WC suite complete including disconnect pan and seal off soil pipe connection, disconnect cistern cut back and seal off supply and overflow pipework, make good existing sub floor and make good to all wall and floor finishes and remove waste and debris (wc suite not being renewed).	NO	52.15
630516	U	WC PAN:OVERHAUL ANY TYPE WC Pan:Overhaul any type of pan, if necessary renew seat and cover, seat hinges, refix seat, refix pan if loose, renew flush pipe, renew wc cone and flush pipe joint, remake outlet or soil pipe connection with cement/sand or 'Easy-Fit' connector or rubber wc gasket, test for leaks on completion and leave wc pan in working order.	NO	70.23
630518	U	WC PAN:RENEW DEMENTIA FRIENDLY SEAT COMPLETE WC Pan:Renew single or double flap dementia friendly seat and bracket to wc pan and remove waste and debris.	NO	49.56
630521	U	WC PAN:RENEW FLUSH PIPE WC Pan:Renew 32mm diameter low or high level flush pipe, make joint to pan with new cone and to cistern and remove waste and debris.	NO	18.41
630533	R	WC CISTERN:RENEW LOW LEVEL PLASTIC WC Cistern:Renew with 6 litre plastic low level cistern plugged and screwed securely to wall with overflow, syphon, silencer pipe, float, handle and ballvalve, reconnect existing supply overflow and flush pipework and provide new service valve if not already installed, test on completion and make good all finishes and remove waste and debris.	NO	71.16
630535	R	WC CISTERN:RENEW LOW LEVEL CHINA WC Cistern:Renew with 6 litre vitreous china low level cistern plugged and screwed securely to wall with overflow, syphon, silencer pipe, float, handle and ballvalve, reconnect existing supply overflow and flush pipework and provide new service valve if not already installed, test on completion and make good all finishes and remove waste and debris.	NO	131.93
630537	R	WC CISTERN:RENEW HIGH LEVEL PLASTIC WC Cistern:Renew with 6 litre plastic high level cistern on existing brackets, with overflow, syphon, silencer pipe, float, handle and chain and	NO	85.16

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		ballvalve, reconnect existing supply overflow and flush pipework and provide new service valve if not already installed, test on completion and make good all finishes and remove waste and debris.		
630539	R	WC CISTERN:RENEW HIGH LEVEL CHINA WC Cistern:Renew with 6 litre vitreous china high level cistern on existing brackets, with overflow, syphon, silencer pipe, float, handle and chain and ballvalve, reconnect existing supply, overflow and flush pipework and provide new service valve if not already installed, test on completion and make good all finishes and remove waste and debris.	NO	145.94
630541	R	WC CISTERN:RENEW HIGH WITH LOW PLASTIC WC Cistern:Renew wc high level cistern with 6 litre plastic wc low level cistern plugged and screwed securely to wall, with overflow, syphon, silencer pipe, float, handle and ballvalve, reconnect existing supply, overflow and flush pipework including any necessary adjustments and provide new service valve if not already installed, test on completion and make good all finishes and remove waste and debris.	NO	87.45
630543	R	WC CISTERN:RENEW HIGH WITH LOW CHINA WC Cistern:Renew wc high level cistern with 6 litre vitreous china wc low level cistern plugged and screwed securely to wall, with overflow, syphon, silencer pipe, float, handle and ballvalve, reconnect existing supply, overflow and flush pipework including any necessary adjustments and provide new service valve if not already installed, test on completion and make good all finishes and remove waste and debris.	NO	148.23
630545	U	WC CISTERN:REFIX INCLUDING RENEW BRACKET WC Cistern:Refix any wc cistern, including turn off water supply, disconnect and make all necessary connections to pipework and replug securely to wall, including remove existing and fix new brackets and refix cistern, turn on water supply, test and make good all finishes and remove waste and debris.	NO	38.83
630559	U	WC CISTERN:RENEW OVERFLOW WC Cistern:Renew polypropylene overflow pipe to cistern, disconnect and remove existing defective overflow pipe and fit new overflow pipe, including fittings, clips, cut and make good holes and finishes as necessary and remove waste and debris.	NO	64.36
630571	U	WC CISTERN:OVERHAUL ANY TYPE WC Cistern:Overhaul any type of cistern, if necessary renew diaphragm, linkage adjustment, water level, rewasher, reseal etc., renew float, renew ballvalve, repair leak on flush pipe, tighten flush pipe nut and check flushing operation, repair leak to overflow, including renew overflow connector, renew flushing arm and lever assembly to low level wc pull chain and handle to high level wc cistern, cistern flushing syphon and remake joints, including turn off water supply reinstate water supply and test on completion and leave cistern in working order and remove waste and debris.	IT	46.76
630573	U	WC CISTERN/PAN:OVERHAUL ANY TYPE WC Cistern/Pan:Overhaul any type of wc suite, if necessary renew seat and cover, seat hinges, refix seat, refix pan if loose, renew flush pipe, renew wc cone and flush pipe joint, remake outlet or soil pipe connection with cement/sand or 'Easy-Fit' connector or rubber wc gasket, renew diaphragm, linkage adjustment, water level, rewasher, reseal etc., renew float, renew ballvalve, repair leak on flush pipe, tighten flush pipe nut and check flushing operation, repair leak to overflow, including renew overflow connector, renew flushing arm and lever assembly to low level wc pull	IT	88.90

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		chain and handle to high level wc cistern, cistern flushing syphon and remake joints, including turn off water supply reinstate water supply and test on completion and leave wc suite in working order and remove waste and debris.		
		Macerators		
630601	R	MACERATOR:RENEW OR INSTALL 5M Macerator:Supply and install proprietary macerator system to sanitary fittings, connect to electrical supplies including provision of 20 AMP double pole fused switch connection unit with flexible cabling, cable with mini trunking to consumer unit, provide RCBO or MCB and RCD protection, provide and install small bore pipework from macerator to soil and vent stack, up to 5m run, connect to wc suite including adaptor, fill, test and undertake electrical tests, make good finishes and remove waste and debris.	IT	617.33
630603	R	MACERATOR:RENEW OR INSTALL 10M Macerator:Supply and install proprietary macerator system to sanitary fittings, connect to electrical supplies including provision of 20 AMP double pole fused switch connection unit with flexible cabling, cable with mini trunking to consumer unit, provide RCBO or MCB and RCD protection, provide and install small bore pipework from macerator to soil and vent stack, over 5m and upto 10m run, connect to wc suite including adaptor, fill, test and undertake electrical tests, make good finishes and remove waste and debris.	IT	662.25
630605	U	MACERATOR:OVERHAUL ANY TYPE Macerator:Overhaul any type of macerator in accordance with manufacturers technical data sheet, disconnect/reconnect electricity supply, flush out, test and remove waste and debris.	IT	47.87
		Wash Hand Basins		
630701	R	BASIN:RENEW ON BRACKETS COMPLETE TAPS Basin:Renew vitreous china wash hand basin size ne 560x406mm complete with brackets, new taps and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste and test all joints, make good existing or fix new 300mm high glazed wall tile splashback fixed with adhesive including all labours, silicone sealant between splashback and basin, crossbond and remove waste and debris.	NO	259.55
630703	R	BASIN:RENEW COMPLETE WITH PEDESTAL TAPS Basin:Renew vitreous china wash hand basin size ne 560x406mm complete with pedestal, new taps and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste and test all joints, make good existing or fix new 300mm high glazed wall tile splashback fixed with adhesive including all rounded edges and labours, silicone sealant between splashback and basin, crossbond and remove waste and debris.	NO	285.90
630731	R	BASIN:RENEW ON BRACKETS COMPLETE MIXERS Basin:Renew vitreous china wash hand basin size ne 560x406mm complete with brackets, new mixer taps and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste and test all joints, make good existing or fix new	NO	292.70

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		300mm high glazed wall tile splashback fixed with adhesive including all labours, silicone sealant between splashback and basin, crossbond and remove waste and debris.		
630733	R	BASIN:RENEW COMPLETE WITH PEDESTAL MIXER Basin:Renew vitreous china wash hand basin size ne 560x406mm complete with pedestal, new mixer taps and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste and test all joints, make good existing or fix new 300mm high glazed wall tile splashback fixed with adhesive including all rounded edges and labours, silicone sealant between splashback and basin, crossbond and remove waste and debris.	NO	319.05
630705	R	BASIN:RENEW PEDESTAL ONLY Basin:Renew any vitreous china wash hand basin pedestal including turn water off and on, remove existing wash hand basin and renew pedestal, refix basin and reconnect to supply and waste pipework, provide new service valves if not already installed, renew silicone sealant to splashback, make good all finishes and crossbond and remove waste and debris.	NO	96.09
630707	U	BASIN:DISCONNECT AND REMOVE Basin:Remove basin including brackets or pedestal complete, disconnect and seal off supply and waste pipework and make good to all wall and floor finishes and remove waste and debris (wash hand basin not being renewed).	NO	37.36
630713	U	BASIN:REFIX WASH HAND BASIN Basin:Refix wash hand basin, turn off water supply disconnect and refix basin onto bracket and make all necessary connections, provide new services valves if not already installed, reinstate water supply and test all joints, remake crossbond and remove waste and debris.	NO	52.08
630714	R	BASIN:OVERHAUL Basin:Overhaul any type of wash-hand basin and pedestal, disconnect, dismantle, service, reassemble and reconnect taps, waste outlet, overflow etc. as necessary, resecure basin to brackets or pedestal, resecure pedestal, remake joint to waste trap, resecure waste, renew silicone sealant, clean basin and pedestal, make good all works disturbed and test that basin is performing satisfactorily.	IT	31.27
630715	U	BASIN:RENEW PLUG AND CHAIN Basin:Renew rubber plug and chain to basin and secure to stud.	NO	5.76
630717	R	BASIN:RENEW CP WASTE FITTING Basin:Renew 32mm chromium plated waste fitting to wash hand basin, complete with plug and chain, bed and fix new waste and make connection to trap and test all newly made joints on completion and remove waste and debris.	NO	29.61
630718	R	BASIN:RENEW CP SWIVEL WASTE FITTING Basin:Renew 32mm chromium plated swivel waste fitting to wash hand basin, bed and fix new waste and make connection to trap, and test all newly made joints on completion, and remove waste and debris.	NO	27.36
630719	R	BASIN:RENEW CP POP-UP WASTE Basin:Renew 32mm chromium plated pop-up waste fitting to wash hand basin, complete with rod cover and fixing rod, bed and fix new waste and make connection to trap, connect pop-up fitting and test all newly made	NO	43.08

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		<p>joints on completion, including remove and refix pedestal as necessary.</p>		
630721	U	<p>BASIN:OVERHAUL CP POP-UP WASTE Basin:Overhaul 32mm chromium plated pop-up waste fitting to wash hand basin, including renewing rod, cover, fixing rod or connection nut, rebed as necessary, remake connection to trap, reconnect pop-up fitting and test all newly made joints on completion, including remove and refix pedestal as necessary.</p>	NO	29.78
		Baths		
630901	R	<p>BATH:RENEW 1700MM STEEL WITH TAPS Bath:Renew upto 1700mm heavy duty vitreous enamel steel bath complete with new taps or mixer and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste pipework, 4.8mm self finished hardboard bath panels screwed with chromium plated dome headed screws to and including 38x50mm softwood framing, angle trim, make good existing or renew 300mm high glazed wall tile splashback fixed with adhesive including all labours, silicone sealant between splashback and bath, and crossbond, and remove waste and debris.</p>	NO	631.30
630909	R	<p>BATH:RENEW 1700MM ACRYLIC WITH TAPS Bath:Renew 8mm thick Acrylic bath upto 1700mm long complete with new taps and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste pipework, supply and fix new acrylic bath panels to match including proprietary fixings, make good existing or renew 300mm high glazed wall tile splashback fixed with adhesive including all labours, silicone sealant between splashback and bath and crossbond and remove waste and debris.</p>	NO	537.57
630937	R	<p>BATH:RENEW 1700MM STEEL WITH SHOWER MIXER Bath:Renew upto 1700mm heavy duty vitreous enamel steel bath complete with new shower mixer taps and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste pipework, 4.8mm self finished hardboard bath panels screwed with chromium plated dome headed screws to and including 38x50mm softwood framing, angle trim, make good existing or renew 300mm high glazed wall tile splashback fixed with adhesive including all labours, silicone sealant between splashback and bath, and crossbond, and remove waste and debris.</p>	NO	666.68
630939	R	<p>BATH:RENEW 1700MM ACRYLIC WITH SHOWER MIXER Bath:Renew 8mm thick Acrylic bath upto 1700mm long complete with new shower mixer taps and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste pipework, supply and fix new acrylic bath panels to match including proprietary fixings, make good existing or renew 300mm high glazed wall tile splashback fixed with adhesive including all labours, silicone sealant between splashback and bath and crossbond and remove waste and debris.</p>	NO	555.03
630941	R	<p>BATH:RENEW 1700MM STEEL SHOWER MIXER - WET AREA Bath:Renew upto 1700mm heavy duty vitreous enamel steel bath complete with new shower mixer taps and waste fitting, reconnect</p>	NO	900.66

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste pipework, 4.8mm self finished hardboard bath panels screwed with chromium plated dome headed screws to and including 38x50mm softwood framing, angle trim, make good existing or renew glazed wall tile splashback and wet area tiling fixed with adhesive including all labours, silicone sealant between splashback and wet area tiling and bath and crossbond and remove waste and debris.		
630943	R	BATH:RENEW 1700MM ACRYLIC SHOWER MIXER - WET AREA Bath:Renew 8mm thick Acrylic bath upto 1700mm complete with new shower mixer taps and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste pipework, 4.8mm self finished hardboard bath panels screwed with chromium plated dome headed screws to and including 38x50mm softwood framing, angle trim, make good existing or renew glazed wall tile splashback and wet area tiling fixed with adhesive including all labours, silicone sealant between splashback and wet area tiling and bath and crossbond and remove waste and debris.	NO	788.31
630917	R	BATH:REMOVE AND REFIX FOR OTHER SERVICE PROVIDER'S Bath:Remove and later refix any bath after access for other Provider's including remove and refix panels, framing, skirting, drain and refill system, disconnect and reconnect all pipework as necessary and provide new service valves if not already installed and test, renew silicone sealant, make good wall tiling and all finishes disturbed and crossbond and remove waste and debris.	NO	107.39
630919	U	BATH:RENEW PLUG AND CHAIN Bath:Renew plug and chain to bath and securely fix to stud or overflow fitting.	NO	5.76
630921	R	BATH:RENEW 42MM CP WASTE Bath:Renew 42m chromium plated waste fitting to bath complete with plug and chain, reconnect to trap and overflow and test, remove and refix bath panel and framing and skirting etc. as required for access and remove waste and debris.	NO	51.93
630923	R	BATH:RENEW 42MM CP WASTE OVERFLOW Bath:Renew 42mm chromium plated waste and overflow fitting to bath complete with plug and chain, including remove and securely refix bath, panel, framing, skirting etc., bed and fix new waste and overflow and make connection to trap and test, make good all finishes disturbed and renew silicone joint sealant to bath.	NO	96.96
630931	R	BATH:RENEW 42MM CP POP-UP WASTE Bath:Renew 42mm chromium plated pop-up waste fitting to bath complete with rod, cover and fixing rod, bed and fix new waste and make connection to trap, connect pop-up fitting and test all newly made joints on completion, remove and refix bath panel, framing, skirting etc. as required for access and remove waste and debris.	NO	43.45
630933	R	BATH:RENEW 42MM CP POP-UP WASTE OVERFLOW Bath:Renew 42mm chromium plated waste and overflow fitting to bath complete with rod, cover and fixing rod, bed and fix new waste and make connection to trap, connect pop-up fitting and test all newly made joints on completion, remove and refix bath panel, framing, skirting etc. as required for access, make good all finishes disturbed and renew silicone joint sealant to bath and remove waste and debris.	NO	82.55

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ITEM	PRI	DESCRIPTION	UNIT	RATE
630935	U	BATH:OVERHAUL CP POP-UP WASTE Bath:Overhaul 42mm chromium plated pop-up waste fitting to bath, including renewing rod, cover, fixing rod or connection nut, rebed as necessary, remake connection to trap, reconnect pop-up fitting and test all newly made joints on completion, remove and refix bath panel, framing, skirting etc. as required for access.	NO	29.78
630925	R	BATH:REGRIND AND REPOLISH NE 1800MM Bath:Prepare, regrind and repolish completely any steel or cast iron bath ne 1800mm long, including removing and refixing all fittings etc.	NO	351.00
630927	R	BATH:TOUCH UP CHIP Bath:Prepare and touch up chip to any steel or cast iron bath including removing and refixing all fittings as necessary.	IT	117.00
630929	R	BATH:RE-ENAMEL Bath:Prepare, grind, re-enamel and repolish completely any steel or cast iron bath.	IT	93.60
630945	R	BATH:OVERHAUL Bath:Overhaul any type of bath, disconnect, dismantle, service, reassemble and reconnect taps, waste outlet, overflow etc. as necessary, resecure bath to cradle, remake joint to waste trap, resecure waste, renew silicone sealant, resecure bath panels, clean bath, make good all works disturbed and test that bath is performing satisfactorily.	IT	50.93
630947	R	BATH:DISCONNECT AND REMOVE Bath:Remove bath including panels and framing complete, disconnect and seal off supply and waste pipework and make good to all wall and floor finishes and remove waste and debris (bath not being renewed).	NO	58.56
630949	R	BATH:ROTATE EXISTING THROUGH 180 DEGREES Bath:Remove, rotate by 180 degrees and refix any bath including remove and refix panels, framing, skirting, drain and refill system, disconnect and reconnect all pipework as necessary and provide new service valves if not already installed, test, renew silicone sealant, make good wall tiling and all finishes disturbed, crossbond and remove waste and debris.	IT	205.40
		Shower Trays		
631101	R	SHOWER TRAY:RENEW FIRECLAY COMPLETE Shower Tray:Renew shower tray with ne 830x830x180mm glazed fireclay shower tray, anti-slip finish with chromium plated waste, make necessary connections to waste pipe, seal joint between tray and wall with silicone sealant and make good all finishes, refix any shower rails, curtains or doors removed for access and remove waste and debris.	NO	337.95
631103	R	SHOWER TRAY:RENEW ACRYLIC COMPLETE Shower Tray:Renew shower tray with ne 830x830x260mm acrylic shower tray, anti-slip finish with chromium plated waste, make necessary connections to waste pipe, seal joint between tray and wall with silicone sealant and make good all finishes, refix shower rails, curtains and doors removed for access and remove waste and debris.	NO	258.76
631135	R	SHOWER:INSTALL OR RENEW PUMPED WASTE KIT Shower:Supply and install or renew pumped waste kit for any type of shower tray, all to be installed in accordance with the manufacturers technical data sheet.	NO	512.38

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ITEM	PRI	DESCRIPTION	UNIT	RATE
631137	R	SHOWER:INSTALL OR RENEW AUTOMATIC PUMP KIT Shower:Supply and install or renew automatic pump kit for any type of shower tray, all to be installed in accordance with the manufacturers technical data sheet.	NO	376.28
631138	R	SHOWER PUMP:OVERHAUL ANY TYPE Shower pump:Overhaul and service any type of shower pump in accordance with manufacturers technical data sheet, disconnect/reconnect electricity supply, flush out, test and remove waste and debris.	NO	71.55
631139	R	SHOWER:INSTALL OR RENEW SURGE DAMPER Shower:Supply and install or renew surge damper for any type of any type of shower tray, all to be installed in accordance with the manufacturers technical data sheet.	NO	65.82
631141	R	SHOWER:INSTALL LEVEL ACCESS SHOWER TRAY Shower:Supply and install front or corner entry level access shower tray complete with weighted full shower curtain as required and ceiling secured track, tray recessed into floor boarding or sitting on floor joists or recessed into floor screed, complete with gravity waste, make all necessary connections to waste pipe, seal joint between tray and wall with silicone sealant and make good all finishes, all to be installed in accordance with the manufacturers technical data sheet and remove waste and debris [PC Sum for the supply and delivery of shower tray and waste complete £320.00 excluding VAT].	NO	555.16
631143	R	SHOWER TRAY:REMOVE AND REFIX Shower Tray:Remove and later refix any shower tray after access for other work including framing, skirting, drain/refill system, disconnect and reconnect all pipework as necessary and provide new service valves if not already installed and test, renew silicone sealant, make good wall tiling and all finishes disturbed and crossbond, and remove waste and debris. Shower Mixing Valves, Hoses and Heads	IT	107.39
631104	R	SHOWER:RENEW MECHANICAL TYPE Shower:Renew any surface mounted mechanical thermostatic shower complete including disconnect and remove existing, supply and fix new complete with thermostatic mixing valve, lever operated hot and cold mixing valve, with thermostatic control of flow and temperature automatic safety cut off, shower slide rail, soap dish, long hose and shower head, reconnect to existing pipework and test, make good, remove waste and debris.	NO	290.64
631105	U	SHOWER:OVERHAUL MIXING VALVE Shower:Overhaul mixing valve complete including disconnect and remove and dismantle, repair and renew parts as necessary, including thermostatic cartridge, reassemble, reconnect to existing pipework and test, make good all finishes and remove waste and debris.	NO	38.94
631133	R	SHOWER:OVERHAUL ANY MECHANICAL SHOWER Shower:Overhaul mechanical shower complete including disconnect service, re-assemble components as necessary, and remove and dismantle, repair and renew any other parts (including but not limited knob, handle, hose, shower rose/head, washers, seals, gaskets, filters, flow valve, and thermostat with cut out mechanical valve) as necessary, reassemble, reconnect to existing pipework and test, check supply and shower pressure, make good all finishes and remove waste and debris.	IT	64.80

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ITEM	PRI	DESCRIPTION	UNIT	RATE
631107	R	SHOWER:RENEW THERMOSTATIC MIXING VALVE Shower:Renew any thermostatic mixing valve including disconnect and remove existing, fix new including adjust and or extend all pipework and reconnect and test, make good all finishes and remove waste and debris.	NO	147.09
631108	R	SHOWER:RENEW THERMOSTATIC LOW FLOW MIXING VALVE Shower:Renew any thermostatic mixing valve with 6-9 litres per second aerating low flow type, including disconnect and remove existing, fix new including adjust and or extend all pipework and reconnect and test, make good all finishes and remove waste and debris.	NO	171.31
631109	R	SHOWER:RENEW NON-THERMOSTATIC MIX VALVE Shower:Renew any non-thermostatic mixing valve including disconnect and remove existing, fix new, adjust and or extend all pipework and reconnect and test, make good all finishes and remove waste and debris.	NO	103.72
631110	R	SHOWER:RENEW NON-THERMOSTATIC MIX VALVE LOW FLOW Shower:Renew any non-thermostatic mixing valve with 6-9 litres per second aerating low flow type including disconnect and remove existing, fix new, adjust and or extend all pipework and reconnect and test, make good all finishes and remove waste and debris.	NO	119.24
631111	U	SHOWER:RENEW HOSE AND SPRAY Shower:Renew any shower hose and spray including remove old and fix new and connect to mixing valve and remove waste and debris.	IT	33.96
631113	R	SHOWER:RENEW ARM AND SPRAY HEAD Shower:Renew any shower arm and spray head including disconnect and remove old and fix new head and reconnect existing pipework and remove waste and debris.	IT	35.23
631115	R	SHOWER:RENEW SWIVEL PATTERN HEAD Shower:Renew any swivel pattern shower head including disconnect and remove old and fix new head and reconnect existing pipework and remove waste and debris.	IT	23.29
631117	U	SHOWER:RENEW ROSE SPRAY HEAD Shower:Renew any rose spray shower head including disconnect and remove old and fix new head and reconnect existing pipework and remove waste and debris.	IT	20.33
631119	R	SHOWER:RENEW SHOWER KIT Shower:Renew shower kit comprising slide bar, handspray and flexible tube, disconnect and remove old and fit new kit and reconnect existing pipework and remove waste and debris.	IT	60.81
631121	U	SHOWER:OVERHAUL SHOWER HEAD Shower:Overhaul and clean out shower head including remove and refix as necessary.	NO	13.43
631127	R	SHOWER:RENEW SHOWER SLIDE BAR Shower:Renew shower slide bar, disconnect and remove old and fit new slide bar to wall and remove waste and debris. Shower Rails and Curtains	IT	38.83
631123	R	SHOWER:RENEW RAILS AND CURTAINS Shower:Renew any size and type of shower rail and curtain including remove any defective rails, fix new rails with plastic plugs and matching non-ferrous screws including remove and rehang curtains, make good all	IT	73.37

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		finishes and remove waste and debris.		
631125	R	SHOWER:RENEW CURTAIN Shower:Renew any type of shower curtain to existing rails including remove and refix rails as found expedient and remove waste and debris.	IT	29.79
631129	R	SHOWER:RENEW RAILS Shower:Renew any size and type of shower rail including remove defective rails, fix new rails with plastic plugs and matching non-ferrous screws including remove and rehang curtains, make good all finishes and remove waste and debris.	IT	48.03
		Taps - Traditional Type		
631301	R	TAP:RENEW PAIR BASIN PILLAR TAPS Tap:Renew pair 15mm chromium plated pillar taps to basin, turn off water supply, disconnect and remove old, connect new taps, including remove and refix securely basin if required, reinstate water supply and test on completion and remove waste and debris.	IT	50.79
631309	R	TAP:RENEW PAIR BATH PILLAR TAPS Tap:Renew pair of 22mm chromium plated pillar taps to bath, turn off water supply, remove bath panel and studding to gain access, refix on completion, reinstate water supply, test and make good and remove waste and debris.	IT	82.66
631313	R	TAP:RENEW PAIR HIGHNECK SINK PILLAR TAPS Tap:Renew pair 15mm chromium plated high neck pillar taps to sink top, turn off water supply, remove existing pillar taps and replace with new pillar taps, reinstate water supply and test on completion and remove waste and debris.	IT	69.97
631319	R	TAP:RENEW 15MM BRASS BIB TAP Tap:Renew with 15mm brass double check valve bib tap and backplate elbow securely fixed to wall or backboard with hose union loose key head and draincock, non return valve including locate, turn off water mains supply, reinstate water supply and test on completion and remove waste and debris.	NO	48.53
631341	R	TAP:INSTALL EXTERNAL 15MM BRASS BIB TAP Tap:Install new external 15mm brass double check valve bib tap with backplate elbow securely fixed to wall or backboard, hose union, loose key head, draincock and non return isolating valve, including locate and turn off water mains supply, extend copper service pipework to external position, lag exposed sections, all necessary builders work in connection and making good, reinstate water supply and test on completion and remove waste and debris.	NO	82.41
631321	U	TAP:OVERHAUL ANY TYPE OF TAP Tap:Overhaul any type of tap, including but not limited to the dismantling and renewal of washer, cartridge, tap insert, disc/o-ring, reseating, repacking gland, resecure tap, cleaning down stem, reassemble, renew tap head including spindle and packing gland test on completion and remove waste and debris.	NO	21.66
		Taps - Ceramic Disc Type Pillar		
631303	R	TAP:RENEW PAIR BASIN TAPS-CERAMIC DISC Tap:Renew pair 15mm chromium plated ceramic disc pillar taps to basin, turn off water supply, disconnect and remove old, connect new taps to	IT	58.53

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		existing pipework including remove and refix, secure basin if required, reinstate water supply and test on completion, make good and remove waste and debris.		
631311	R	TAP:RENEW PAIR BATH TAPS-CERAMIC DISC Tap:Renew pair of 22mm chromium plated ceramic disc pillar taps to bath, turn off water supply, disconnect and remove old, connect new taps to existing pipework, remove bath panel and studding for access, refix on completion, reinstate water supply, test on completion, make good and remove waste and debris.	IT	102.00
631315	R	TAP:RENEW PAIR HIGH NECK SINK TAPS-CERAMIC DISC Tap:Renew pair 15mm chromium plated ceramic disc high neck pillar taps to sink top, turn off water supply, remove old, including remove and refix, secure sinktop if required connect new taps to existing pipework, reinstate water supply, test on completion, make good and remove waste and debris.	IT	80.34
		Taps - Ceramic Disc Type Lever		
631327	R	TAP:RENEW PAIR BASIN TAPS-CERAMIC DISC LEVERS Tap:Renew pair 15mm chromium plated ceramic disc lever taps to basin, turn off water supply, disconnect and remove old, connect new taps to existing pipework including remove and refix, secure basin if required, reinstate water supply and test on completion, make good and remove waste and debris.	IT	74.68
631329	R	TAP:RENEW PAIR BATH TAPS-CERAMIC DISC LEVERS Tap:Renew pair of 22mm chromium plated ceramic disc lever taps to bath, turn off water supply, disconnect and remove old, connect new taps to existing pipework, remove bath panel and studding for access, refix on completion, reinstate water supply, test on completion, make good and remove waste and debris.	IT	106.93
631331	R	TAP:RENEW PAIR HIGH NECK SINK-CERAMIC DISC LEVERS Tap:Renew pair 15mm chromium plated ceramic disc high neck lever taps to sink top, turn off water supply, remove old, including remove and refix, secure sinktop if required connect new taps to existing pipework, reinstate water supply, test on completion, make good and remove waste and debris.	IT	76.08
		Taps - Convert to Lever		
631361	R	TAPS:CONVERT BASIN TO LEVERS - PAIR Taps:Convert existing pair of taps to wash hand basin to lever taps with proprietary conversion kit including turn off water supply, remove old tap heads, connect new tap heads to existing taps, reinstate water supply, test on completion and make good and remove waste and debris.	IT	30.73
631363	R	TAPS:CONVERT SINK TO LEVERS - PAIR Taps:Convert existing pair of taps to sink to lever taps including turn off water supply, remove old tap heads, connect new tap heads to existing taps, reinstate water supply, test on completion and make good and remove waste and debris.	IT	30.73
631365	R	TAPS:CONVERT BATH TO LEVERS - PAIR Taps:Convert existing pair of taps to bath to lever taps including turn off water supply, remove old tap heads, connect new tap heads to existing taps, reinstate water supply, test on completion and make good and remove waste and debris.	IT	30.65

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		Taps - Mixers		
631335	R	TAP:RENEW BATH MIXER Tap:Renew mixer tap to bath, turn off water supply, remove bath panel and studding to gain access, refix on completion, reinstate water supply, test and make good and remove waste and debris.	IT	88.03
631337	R	TAP:RENEW BATH MIXER WITH SHOWER ATTACHMENT Tap:Renew mixer tap with shower hose attachment to bath, turn off water supply, remove bath panel and studding for access, refix on completion, reinstate water supply, test and make good and remove waste and debris.	IT	115.81
631339	R	TAP:RENEW SINK MIXER Tap:Renew mixer tap to sink top, turn off water supply, make all necessary connections to existing pipework, reinstate water supply and test on completion and remove waste and debris.	IT	80.13
631353	R	TAP:RENEW BASIN MIXER Tap:Renew mixer tap to basin, turn off water supply, make all necessary connections existing pipework, reinstate water supply and test on completion and remove waste and debris.	IT	90.63
631355	U	TAP:OVERHAUL ANY TYPE OF MIXER Tap:Overhaul any type of mixer tap, including the dismantling and renewal of washers, cartridges, reseating, repacking gland, resecure mixer, cleaning down stems, reassemble and test on completion, turn off water remake all necessary connections existing pipework, reinstate water supply and test on completion and remove waste and debris.	IT	56.45
		Taps - Aerating Low Flow Type		
631371	R	TAPS:RENEW KITCHEN SINK PAIR LOW FLOW 3-4 L/S Taps:Renew pair of 15mm kitchen sink taps with pair of 3-4 litres per second aerating low flow taps, including locate, turn off water mains supply, install, seal, reinstate water supply and test on completion and remove waste and debris.	NO	77.18
631373	R	TAPS:RENEW WASH BASIN PAIR LOW FLOW 2-3 L/S Taps:Renew pair of 15mm wash basin taps with pair of 2-3 litres per second aerating low flow taps, including locate, turn off water mains supply, install, seal, reinstate water supply and test on completion and remove waste and debris.	NO	63.18
		Taps - Monobloc Sink		
631375	R	TAPS:INSTALL MONOBLOC SINK LEVERS Taps:Install pair of chromium plated high neck lever action mono bloc taps with thermostatic blending valve to sink top in lieu of pillar taps.	IT	120.99
		Taps - Thermostatic Controlled Mixers		
631401	R	MIXER:RENEW THERMOSTATIC TO BATH Mixer:Renew thermostatic mixer tap to bath, turn off water supply, remove bath panel and studding to gain access, refix on completion, reinstate water supply, adjust thermostat, test and make good and remove waste and debris.	IT	126.37
631403	R	MIXER:RENEW THERMOSTATIC TO BATH SHOWER ATTACHMENT Mixer:Renew thermostatic mixer tap with shower hose attachment to	IT	150.59

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		bath, turn off water supply, remove bath panel and studding for access, refix on completion, reinstate water supply, adjust thermostat, test and make good and remove waste and debris.		
631405	R	MIXER:RENEW THERMOSTATIC TO SINK Mixer:Renew thermostatic mixer tap to sink top, turn off water supply, make all necessary connections existing pipework, reinstate water supply, adjust thermostat and test on completion and remove waste and debris.	IT	114.25
631407	R	MIXER:RENEW THERMOSTATIC TO BASIN Mixer:Renew thermostatic mixer tap to basin, turn off water supply, make all necessary connections existing pipework, reinstate water supply, adjust thermostat and test on completion and remove waste and debris.	IT	114.25
631409	U	MIXER:OVERHAUL ANY TYPE OF THERMOSTATIC Mixer:Overhaul any type of thermostatic mixer tap, including the dismantling and renewal of washers, renewal thermostatic mixer cartridge, reseating, repacking gland, resecure mixer, cleaning down stems, reassemble, adjust thermostat and test on completion, turn off water remake all necessary connections existing pipework, reinstate water supply and test on completion and remove waste and debris.	IT	83.70
		Sealant Joints to Sanitary Appliances and Fittings		
631501	U	SEALANT:RENEW TO SIDES AND ENDS OF BATH Sealant:Renew sanitaryware silicone sealant to side and ends of bath providing watertight joint.	IT	10.64
631503	U	SEALANT:RENEW TO SHOWER TRAY Sealant:Renew sanitaryware silicone sealant to sides of shower tray providing watertight joint.	IT	9.87
631505	U	SEALANT:RENEW TO BASIN OR SINK Sealant:Renew sanitaryware silicone sealant to sides of basin or sink to provide watertight joint.	IT	3.55
631507	U	SEALANT:APPLY TO WORKTOP AND WALL Sealant:Seal joint between worktop and wall with silicone sealant and remove waste and debris.	LM	3.55
631515	U	SEALANT:PVC TRIM TO BATH Sealant:Replace existing sealant to side and ends of bath with suitable size PVCu quadrant or flexible PVC cover trim fixed to bath and tiles with sanitaryware silicone sealant to form a neat clean sealed beaded surround, including raking out existing defective sealant, cleaning and notching new quadrant trim around any obstructions.	IT	22.65
		Upstands		
631701	R	WORKTOP:FIT ALUMINIUM JOINT UPSTAND STRIP Worktop:Supply and fix new proprietary aluminium joint strip between worktop and wall.	LM	13.15
631703	R	WORKTOP:FIT PVC JOINT UPSTAND STRIP Worktop:Supply and fix proprietary PVC joint strip between worktop and wall.	LM	10.29
631705	R	TRIM:FIT CHROME COVER FILLETS Trim:Provide and fix proprietary chrome cover fillets, stops, trims as directed.	LM	10.24

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		Washing Machine Plumbing		
631901	R	WASHING MACHINE:FORM NEW WASTE OUTLET Washing Machine:Cut in existing 40mm waste pipe and make connection for waste from washing machine including washing machine trap and securely fixed stand pipe and remove waste and debris.	IT	73.65
631903	R	WASHING MACHINE:SUPPLY VALVES OR STOP TAPS Washing Machine:Supply and fix hot and cold water washing machine valves including adapt and extend existing pipework ne 1m, install in line service pipe stop taps to hot and cold water supply/mains service, make all joints and test on completion and remove waste and debris.	IT	108.26
631905	R	WASHING MACHINE:RENEW INDIVIDUAL VALVE Washing Machine:Renew individual washing machine valve including turn water off/on, drain and refill as necessary, remove existing and connect new valve existing pipework including any adaption of pipework required, make all joints and test on completion and remove waste and debris.	NO	22.98
631907	R	WASHING MACHINE:RENEW PAIR STOP TAPS Washing Machine:Renew or supply and fix new pair of in line stop taps including turn water off/on, drain/refill as necessary, fix new stop taps to existing pipework including any adaption of pipework required, make all joints and test on completion and remove waste and debris.	IT	45.96
		Supply Pipework		
		Copper Pipework - Renewals		
635001	R	PIPE:RENEW OR INSTALL 15MM COPPER 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.	LM	28.17
635003	R	PIPE:RENEW OR INSTALL 22MM COPPER 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.	LM	33.37
635005	R	PIPE:RENEW OR INSTALL 28MM COPPER 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.	LM	40.12
635013	R	PIPE:RENEW PLASTIC CLIP TO COPPER PIPE Pipe:Renew or supply and fix pipe clip for any diameter copper pipe including plugging and screwing as necessary.	NO	5.88
635015	R	PIPE:RENEW OR PROVIDE BLANK CAP Pipe:Renew or provide blank cap to upto 22mm diameter copper pipe, including jointing to pipe, test.	NO	8.75
635017	R	PIPE:REMOVE REDUNDANT Pipe:Remove redundant lengths of any size or type of water service or heating pipework including all fittings, make good finishes and remove waste and debris.	LM	7.00

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ITEM	PRI	DESCRIPTION	UNIT	RATE
635019	R	PIPE:RENEW OR INSTALL 15MM CHROMIUM PLATED Pipe:Renew or fix new any 15mm diameter pipe with chromium plated 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.	LM	28.67
635021	R	PIPE:REMOVE LEAD AND REPLACE WITH COPPER Pipe:Remove redundant lead pipework including all fittings, fix new 22mm copper pipe fixed with clips and including all made bends, connectors, fittings, make good finishes and remove waste and debris. Polybutylene Barrier Pipework - Renewals	LM	38.92
635101	R	PIPE:RENEW OR INSTALL 15MM POLYBUTYLENE BARRIER Pipe:Renew or fix new any 15mm diameter pipe with Polybutylene Barrier HEP20 or equal approved pipe fixed with clips and including all push fit connectors, fittings and any adaptors for jointing to pipes of other material, pipework to be installed in accordance with manufacturers instructions, Polybutylene products made by different manufacturers are not to be used together, remove waste and debris.	LM	22.77
635103	R	PIPE:RENEW OR INSTALL 22MM POLYBUTYLENE BARRIER Pipe:Renew or fix new any 22mm diameter pipe with Polybutylene Barrier HEP20 or equal approved pipe fixed with clips and including all push fit connectors, fittings and any adaptors for jointing to pipes of other material, pipework to be installed in accordance with manufacturers instructions, Polybutylene products made by different manufacturers are not to be used together, remove waste and debris.	LM	25.17
635105	R	PIPE:RENEW OR INSTALL 28MM POLYBUTYLENE BARRIER Pipe:Renew or fix new any 28mm diameter pipe with Polybutylene Barrier HEP20 or equal approved pipe fixed with clips and including all push fit connectors, fittings and any adaptors for jointing to pipes of other material, pipework to be installed in accordance with manufacturers instructions, Polybutylene products made by different manufacturers are not to be used together, remove waste and debris. Polybutylene Standard Pipework - Renewals	LM	27.97
635111	R	PIPE:RENEW OR INSTALL 15MM POLYBUTYLENE STANDARD Pipe:Renew or fix new any 15mm diameter pipe with Polybutylene Standard HEP20 or equal approved pipe fixed with clips and including all push fit connectors, fittings and any adaptors for jointing to pipes of other material, pipework to be installed in accordance with manufacturers instructions, Polybutylene products made by different manufacturers are not to be used together, remove waste and debris.	LM	22.47
635113	R	PIPE:RENEW OR INSTALL 22MM POLYBUTYLENE STANDARD Pipe:Renew or fix new any 22mm diameter pipe with Polybutylene Standard HEP20 or equal approved pipe fixed with clips and including all push fit connectors, fittings and any adaptors for jointing to pipes of other material, pipework to be installed in accordance with manufacturers instructions, Polybutylene products made by different manufacturers are not to be used together, remove waste and debris.	LM	24.60
635115	R	PIPE:RENEW OR INSTALL 28MM POLYBUTYLENE STANDARD Pipe:Renew or fix new any 28mm diameter pipe with Polybutylene Standard HEP20 or equal approved pipe fixed with clips and including all push fit connectors, fittings and any adaptors for jointing to pipes of other material, pipework to be installed in accordance with manufacturers	LM	26.89

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		instructions, Polybutylene products made by different manufacturers are not to be used together, remove waste and debris.		
		Copper Pipework - Extensions		
635301	R	TEE:INSTALL 15MM TO EXISTING COPPER PIPEWORK Tee:Cut into any existing copper service pipework and fix new 15mm tee for installation extension.	NO	14.59
635303	R	TEE:INSTALL 22MM TO EXISTING COPPER PIPEWORK Tee:Cut into any existing copper service pipework and fix new 22mm tee for installation extension.	NO	21.67
635305	R	TEE:INSTALL 28MM TO EXISTING COPPER PIPEWORK Tee:Cut into any existing copper service pipework and fix new 28mm tee for installation extension.	NO	30.18
		Burst Pipe Repairs		
640001	E	BURST:REPAIR BURST PIPE NE 28MM 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.	NO	61.28
640003	E	BURST:REPAIR LEAKING FITTING NE 28MM 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.	NO	47.59
640005	E	BURST:REPAIR TO LEAD PIPE 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.	NO	90.98
		Pipe Insulation		
		Moulded Foam Pipe Insulation		
645007	R	INSULATION:REMOVE EXISTING FROM PIPE Insulation:Remove existing insulation including securing wires complete to any diameter pipe and remove waste and debris.	LM	1.40
645101	R	INSULATION:RENEW UPTO 22MM PIPE 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.	LM	6.59
645103	R	INSULATION:RENEW TO 28MM PIPE 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.	LM	6.88
		Stopcocks and Valves		
		Stopcocks		

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ITEM	PRI	DESCRIPTION	UNIT	RATE
650001	R	STOPCOCK:RENEW 15MM DIAMETER 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.	NO	37.59
650003	R	STOPCOCK:RENEW 20MM DIAMETER 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.	NO	42.78
650005	R	STOPCOCK:RENEW 22MM DIAMETER 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.	NO	43.65
650007	R	STOPCOCK:RENEW 25MM DIAMETER 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.	NO	51.12
650009	R	STOPCOCK:RENEW 28MM DIAMETER 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.	NO	47.39
650013	U	STOPCOCK:OVERHAUL ANY SIZE AND TYPE Stopcock:Overhaul any size and type of stopcock including turn water off/on, drain down/refill as required, repack, reseal stopcock, deburr spindle and test and remove waste and debris. Gatevalves	NO	29.48
655001	R	GATEVALVE:RENEW 15MM DIAMETER 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.	NO	36.56
655003	R	GATEVALVE:RENEW 22MM DIAMETER 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.	NO	41.38
655005	R	GATEVALVE:RENEW 28MM DIAMETER 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.	NO	42.37
655009	U	GATEVALVE:OVERHAUL ANY SIZE AND TYPE Gatevalve:Overhaul any size and type of gatevalve including turn water off/on, drain down/refill as required, repack, reseal gatevalve, deburr spindle and test and remove waste and debris. Check and Service Valves	NO	29.48
656001	R	SERVICE VALVE:RENEW OR INSTALL 15MM 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.	NO	33.05

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ITEM	PRI	DESCRIPTION	UNIT	RATE
656003	R	SERVICE VALVE:RENEW OR INSTALL 22MM 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.	NO	35.67
656005	U	SERVICE VALVE:OVERHAUL ANY SIZE OR TYPE 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. Ballofix Valves	NO	29.48
657001	R	BALLOFIX VALVE:RENEW OR INSTALL 15MM Ballofix Valve:Renew or install any type 15mm Ballofix valve with and including handle connected to any type of pipework including locate supply and turn water off and on, drain down and refill, adjust pipework as necessary and test and remove waste and debris.	NO	33.05
657003	R	BALLOFIX VALVE:RENEW OR INSTALL 22MM Ballofix Valve:Renew or install any type 22mm Ballofix valve with and including handle connected to any type of pipework including locate supply and turn water off and on, drain down and refill, adjust pipework as necessary and test and remove waste and debris.	NO	35.67
657005	R	BALLOFIX VALVE:RENEW OR INSTALL 28MM Ballofix Valve:Renew or install any type 28mm Ballofix valve with and including handle connected to any type of pipework including locate supply and turn water off and on, drain down and refill, adjust pipework as necessary and test and remove waste and debris. Thermostatic Mixing Valves	NO	52.88
658001	R	THERMOSTATIC MIXING VALVE:RENEW OR INSTALL 15MM Thermostatic Mixing Valve:Renew or install 15mm hot and cold water blending valve compliant with TMV2 and TMV3 schemes, connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary, test and remove waste and debris.	NO	92.95
658003	R	THERMOSTATIC MIXING VALVE:RENEW OR INSTALL 22MM Thermostatic Mixing Valve:Renew or install 22mm hot and cold water blending valve compliant with TMV2 and TMV3 schemes, connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary, test and remove waste and debris.	NO	100.25
658011	R	THERMOSTATIC MIXING VALVE:ANNUAL SERVICE Thermostatic Mixing Valve:Undertake annual service of thermostatic mixing or blending valve in accordance with manufacturer's technical data sheet, connected to any pipework, locate supply, turn water off/on, drain down/refill, adjust pipework, test and remove waste and debris. Draincocks	NO	18.91
660001	R	DRAINCOCK:RENEW NE 15MM DRAIN COCK Draincock:Renew ne 15mm copper to copper draincock on service pipework from tank or cylinder in conjunction with associated work or whilst system drained down.	NO	13.35

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ITEM	PRI	DESCRIPTION	UNIT	RATE
660003	R	DRAINCOCK:RENEW NE 22MM DRAINCOCK Draincock:Renew ne 22mm copper to copper draincock on service pipework from tank or cylinder in conjunction with associated work or whilst system drained down. Surestops	NO	20.34
660101	R	SURESTOP:INSTALL 15MM TO RISING MAIN Water Switch:Supply and install 15mm "Surestop" or other equal and approved to rising main, isolate water supply, drain down, cut into pipe and joint surestop valve, plug and screw switch to any surface, cut opening etc. for flexible tubing from switch to valve, tube maximum 2.00m long, turn water on, test operation of switch, make good and remove waste and debris.	IT	98.72
660103	R	SURESTOP:INSTALL 22MM TO RISING MAIN Water Switch:Supply and install 22mm "Surestop" or other equal and approved to rising main, isolate water supply, drain down, cut into pipe and joint surestop valve, plug and screw switch to any surface, cut opening etc. for flexible tubing from switch to valve, tube maximum 2.00m long, turn water on, test operation of switch, make good and remove waste and debris.	IT	109.61
660105	R	SURESTOP:INSTALL 15MM TO HOT OR COLD PIPE Water Switch:Supply and install 15mm "Surestop" or other equal and approved to hot or cold pipe, isolate water supply, drain down, cut into pipe and joint surestop valve, plug and screw switch to any surface, cut opening etc. for flexible tubing from switch to valve, tube maximum 4.00m long, turn water on, test operation of switch, make good and remove waste and debris.	IT	95.22
660107	R	SURESTOP:INSTALL 22MM TO HOT OR COLD PIPE Water Switch:Supply and install 22mm "Surestop" or other equal and approved to hot or cold pipe, isolate water supply, drain down, cut into pipe and joint surestop valve, plug and screw switch to any surface, cut opening etc. for flexible tubing from switch to valve, tube maximum 2.00m long, turn water on, test operation of switch, make good and remove waste and debris. Sundry Works Airlocks	IT	106.11
685001	U	WATER HAMMER:CLEAR AND REMEDY AIRLOCK Water Hammer:Clear water hammer in water system, check ballvalve and taps, including turn water supply off, drain as necessary reinstate water supply and test on completion, report to Client Representative. Duct Covers and Frames	IT	42.02
695001	U	PANEL:REMOVE AND REFIX FOR CLIENT INSPECTIONS Panel:Remove all panels and duct covers for access to concealed sanitary fittings and pipework to determine and carry out repairs and renewals and later securely refix on completion (generally deemed included within schedule items - only allowable on the specific instruction of the Client Representative). Underground Water Mains Water Mains - Connections	NO	7.41

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ITEM	PRI	DESCRIPTION	UNIT	RATE
693021	R	NEW SUPPLY:EXCAVATE AND CONNECT NEW MAIN New Supply:Isolate water supply, drain down, cut out and insert new tee for 19mm diameter alkathene pipe to any size water main, including all necessary fittings, reinstate water supply and test all newly made joints on completion, item allows for all excavation, earthwork support, backfill and remove waste and debris.	NO	177.59
External Stopcocks				
045001	U	STOPCOCK:RENEW EXTERNAL BOX AND PIPE Stopcock:Renew stopcock box and salt glazed pipe ne 750mm deep including all necessary excavation and backfill and make good to existing finishes, and remove waste and debris.	NO	181.93
045003	U	STOPCOCK:RENEW EXTERNAL BOX Stopcock:Renew stopcock box including remove existing and bed new in cement mortar (1:3) and make good existing finishes, and remove waste and debris.	NO	62.37
045004	U	STOPCOCK:REMOVE AND REBED EXTERNAL BOX Stopcock:Remove existing external stopcock box, and rebed in cement mortar (1:3) and make good existing finishes, and remove waste and debris.	NO	21.40
045007	U	STOPCOCK:RENEW COPPER TO COPPER NE 22MM Stopcock:Renew copper to copper mains stopcock ne 22mm diameter including turn water off/on, fix new stopcock including all couplings and connections and test, and remove waste and debris.	NO	52.02
683013	E	RECTIFY LEAK:3-5 NO FLOORS OF BLOCK Rectify Leak:Affecting 3-5No. floors of block of flats, investigate locate and rectify leak to block of flats including access all intake cupboards, ducts, service voids and properties, isolate water supply, drain down, remove leaking/defective fitting of any type of any 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, provide written report and remove waste and debris.	IT	584.61
683015	E	RECTIFY LEAK:6-11 NO FLOORS OF BLOCK Rectify Leak:Affecting 6-11No. floors of block of flats, investigate locate and rectify leak to block of flats including access all intake cupboards, ducts, service voids and properties, isolate water supply, drain down, remove leaking/defective fitting of any type of any 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, provide written report and remove waste and debris.	IT	865.98
683017	E	RECTIFY LEAK:12+ NO FLOORS OF BLOCK Rectify Leak:Affecting 12 or more floor building, investigate locate and rectify leak to building including access all intake cupboards, ducts, service voids, toilets and wetrooms and properties, isolate water supply, drain down, remove leaking/defective fitting of any type of any 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, provide written report and remove waste and debris.	IT	1399.46
Shutdowns				
683021	U	BLOCK SHUTDOWN:2 NO STOREY BLOCK Block Shutdown:Turn off water supplies to 2 storey block for no longer	IT	210.43

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		than 12 hours for third party works to be carried out. Upon completion of third party works reinstate supply to block. Ensure that all residents have been notified no less than 24 hours prior to isolation of supplies and are re notified upon reinstatement.		
683023	U	BLOCK SHUTDOWN:3-5 NO STOREY BLOCK Block Shutdown:Turn off water supplies to 3-5 storey block for no longer than 12 hours for third party works to be carried out. Upon completion of third party works reinstate supply to block. Ensure that all residents have been notified no less than 24 hours prior to isolation of supplies and are re notified upon reinstatement.	IT	384.36
683025	U	BLOCK SHUTDOWN:6-11 NO STOREY BLOCK Block Shutdown:Turn off water supplies to 6-11 storey block for no longer than 12 hours for third party works to be carried out. Upon completion of third party works reinstate supply to block. Ensure that all residents have been notified no less than 24 hours prior to isolation of supplies and are re notified upon reinstatement.	IT	564.14
683027	U	BLOCK SHUTDOWN:12+ NO STOREY BLOCK Block Shutdown:Turn off water supplies to 12+ storey block for no longer than 12 hours for third party works to be carried out. Upon completion of third party works reinstate supply to block. Ensure that all residents have been notified no less than 24 hours prior to isolation of supplies and are re notified upon reinstatement.	IT	827.95
		Plumbing - Client Inspection		
697001	E	CLIENT INSPECTION:PLUMBING Client Inspection:Undertake client inspection and testing etc. and report to Client Representative (any repairs required to be ordered must be instructed by Client Representative). Not to be claimed in conjunction with associated works.	IT	21.01

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ITEM	PRI	DESCRIPTION	UNIT	RATE
SCAFFOLDING				
General Scaffolding				
241101	X	GENERAL SCAFFOLDING:PROVIDE NE 5.0M HIGH ANY GIRTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne 5.00m - any girth	SM	22.23
241103	X	GENERAL SCAFFOLDING:PROVIDE NE 7.5M HIGH ANY GIRTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne 7.50m - any girth	SM	23.52
241105	X	GENERAL SCAFFOLDING:PROVIDE NE 10.0M HIGH ANY GTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne 10.00m - any girth	SM	23.52
241107	X	GENERAL SCAFFOLDING:PROVIDE NE 12.5M HIGH ANY GTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne12.50m - any girth	SM	24.86
241109	X	GENERAL SCAFFOLDING:PROVIDE NE 15.0M HIGH ANY GTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne 15.00m - any girth	SM	24.86
241111	X	GENERAL SCAFFOLDING:PROVIDE NE 17.5M HIGH ANY GTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne 17.50m - any girth	SM	26.33
241113	X	GENERAL SCAFFOLDING:PROVIDE NE 20.0M HIGH ANY GTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne 20.00m - any girth	SM	27.20

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		Scaffold Towers - Steel		
241201	X	SCAFFOLD TOWER:PROVIDE NE 5.0M HIGH 1 LIFT STEEL Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular steel tower scaffolding ne 5.00m high including ladders, pulley rope, wheel fixings and one lift of boards. (Only reimbursable on specific instruction of the Client's Representative to enable the Client to undertake inspections).	IT	409.50
241203	X	SCAFFOLD TOWER:PROVIDE NE 7.5M HIGH 1 LIFT STEEL Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular steel tower scaffolding over 5.00m and ne 7.500m high with ladders, pulley ropes, wheel fixings and one lift of boards.	IT	529.43
241205	X	SCAFFOLD TOWER:PROVIDE NE 10.0M HIGH 2 LIFT STEEL Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular steel tower scaffolding over 7.50m and ne 10.00m high with ladders, pulley ropes, wheel fixings and two lifts of boards.	IT	813.74
241207	X	SCAFFOLD TOWER:PROVIDE NE 12.5M HIGH 2 LIFT STEEL Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular steel tower scaffolding over 10.00m and ne 12.50m high with ladders, pulley ropes, wheel fixings and two lifts of boards.	IT	1026.09
241209	X	SCAFFOLD TOWER:PROVIDE NE 15.0M HIGH 2 LIFT STEEL Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular steel tower scaffolding over 12.50m and ne 15.00m high with ladders, pulley ropes, wheel fixings and two lifts of boards.	IT	1256.58
241211	X	SCAFFOLD TOWER:PROVIDE NE 17.5M HIGH 2 LIFT STEEL Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular steel tower scaffolding over 15.00m and ne 17.50m high with ladders, pulley ropes, wheel fixings and two lifts of boards.	IT	1310.40
241213	X	SCAFFOLD TOWER:PROVIDE NE 20.0M HIGH 2 LIFT STEEL Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular steel tower scaffolding over 17.50m and ne 20.00m high with ladders, pulley ropes, wheel fixings and two lifts of boards.	IT	1696.50
241215	X	SCAFFOLD TOWER:MOVE POSITION NE 10M - STEEL Scaffolding:Move tubular steel tower scaffolding of any height to new elevation or location ne 10.00m away as directed by the Client's Representative, temporarily dismantle and re-erect as necessary, any height of tower.	IT	241.90
241217	X	SCAFFOLD TOWER:MOVE POSITION NE 20M - STEEL Scaffolding:Move tubular steel tower scaffolding of any height to new elevation or location ne 20.00m away as directed by the Client's Representative, temporarily dismantle and re-erect as necessary, any height of tower.	IT	483.80
241219	X	SCAFFOLD TOWER:MOVE POSITION NE 30M - STEEL Scaffolding:Move tubular steel tower scaffolding of any height to new elevation or location ne 30.00m away as directed by the Client's Representative, temporarily dismantle and re-erect as necessary, any height of tower.	IT	725.69
		Scaffold Towers - Aluminium		
241251	X	SCAFFOLD TOWER:PROVIDE NE 5.0M HIGH 1 LIFT ZIP UP	IT	245.70

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular aluminium "zip-up" type tower scaffolding ne 5.00m high including ladders, pulley rope, wheel fixings and one lift of boards. (Only reimbursable on specific instruction of the Client's Representative to enable the Client to undertake inspections).		
241253	X	SCAFFOLD TOWER:PROVIDE NE 7.5M HIGH 1 LIFT ZIP UP Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular aluminium "zip-up" type tower scaffolding over 5.00m and ne 7.50m high including ladders, pulley rope, wheel fixings and one lift of boards.	IT	359.19
241555	X	SCAFFOLD TOWER:PROVIDE NE 10.0M HIGH 2 LIFT ZIP UP Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular aluminium "zip-up" type tower scaffolding over 7.50m and ne 10.00m high including ladders, pulley rope, wheel fixings and two lift of boards.	IT	454.55
241257	X	SCAFFOLD TOWER:PROVIDE NE 12.5M HIGH 2 LIFT ZIP UP Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular aluminium "zip-up" type tower scaffolding over 10.00m and ne 12.50m high including ladders, pulley rope, wheel fixings and two lifts of boards.	IT	603.72
241259	X	SCAFFOLD TOWER:PROVIDE NE 15.0M HIGH 2 LIFT ZIP UP Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular aluminium "zip-up" type tower scaffolding over 12.50m and ne 15.00m high including ladders, pulley rope, wheel fixings and two lifts of boards.	IT	663.98
241261	X	SCAFFOLD TOWER:PROVIDE NE 17.5M HIGH 2 LIFT ZIP UP Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular aluminium "zip-up" type tower scaffolding over 15.00m and ne 17.50m high including ladders, pulley rope, wheel fixings and two lifts of boards.	IT	713.70
241263	X	SCAFFOLD TOWER:PROVIDE NE 20.0M HIGH 2 LIFT ZIP UP Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion tubular aluminium "zip-up" type tower scaffolding over 17.50m and ne 20.00m high including ladders, pulley rope, wheel fixings and two lifts of boards.	IT	819.00
241265	X	SCAFFOLD TOWER:MOVE POSITION NE 10M - ZIP UP Scaffolding:Move tubular aluminium "zip-up" type tower scaffolding of any height to new elevation or location ne 10.00m away as directed by the Client's Representative, temporarily dismantle and re-erect as necessary.	IT	125.19
241267	X	SCAFFOLD TOWER:MOVE POSITION NE 20M - ZIP UP Scaffolding:Move tubular aluminium "zip-up" type tower scaffolding of any height to new elevation or location ne 20.00m away as directed by the Client's Representative, temporarily dismantle and re-erect as necessary.	IT	250.38
241269	X	SCAFFOLD TOWER:MOVE POSITION NE 30M - ZIP UP Scaffolding:Move tubular aluminium "zip-up" type tower scaffolding of any height to new elevation or location ne 30.00m away as directed by the Client's Representative, temporarily dismantle and re-erect as necessary.	IT	375.57
		Chimney Scaffolding		
241301	X	SCAFFOLDING:PROVIDE TO CHIMNEY NE 7.5M HIGH	IT	702.00

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		Scaffolding: Provide, erect, maintain for a period ne 1 week and dismantle on completion scaffold and boards to form working platform around chimney stacks (4 wide and toe boards) including ladder stages ne 7.50m high.		
241303	X	SCAFFOLDING:PROVIDE TO CHIMNEY NE 10.0M HIGH Scaffolding: Provide, erect, maintain for a period ne 1 week and dismantle on completion scaffold and boards to form working platform around chimney stacks (4 wide and toe boards) including ladder stages over 7.50m and ne 10.00m high.	IT	777.47
241305	X	SCAFFOLDING:PROVIDE TO CHIMNEY NE 12.5M HIGH Scaffolding: Provide, erect, maintain for a period ne 1 week and dismantle on completion scaffold and boards to form working platform around chimney stacks (4 wide and toe boards) including ladder stages over 10.00m and ne 12.50m high.	IT	868.73
241307	X	SCAFFOLDING:PROVIDE TO CHIMNEY NE 15.0M HIGH Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion scaffold and boards to form working platform around chimney stacks (4 wide and toe boards) including ladder stages over 12.50m and ne 15.00m high.	IT	1006.20
241309	X	SCAFFOLDING:PROVIDE TO CHIMNEY NE 17.5M HIGH Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion scaffold and boards to form working platform around chimney stacks (4 wide and toe boards) including ladder stages over 15.00m and ne 17.50m high.	IT	1146.60
241311	X	SCAFFOLDING:PROVIDE TO CHIMNEY NE 20.0M HIGH Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion scaffold and boards to form working platform around chimney stacks (4 wide and toe boards) including ladder stages over 17.50m and ne 20.00m high.	IT	1287.00
241313	X	SCAFFOLDING:PROVIDE TO CHIMNEY NE 22.5M HIGH Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion scaffold and boards to form working platform around chimney stacks (4 wide and toe boards) including ladder stages over 20.00m and ne 22.50m high.	IT	1462.50
241315	X	SCAFFOLDING:PROVIDE TO CHIMNEY NE 25.0M HIGH Scaffolding:Provide, erect, maintain for a period ne 1 week and dismantle on completion scaffold and boards to form working platform around chimney stacks (4 wide and toe boards) including ladder stages over 22.50m and ne 25.00m high.	IT	1608.75