



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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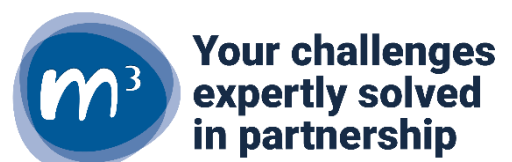
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Void Property Works

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M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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STANDARD ABBREVIATIONS USED IN THE M3NHF SCHEDULE OF RATES DESCRIPTIONS

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

(BOT)	Bottom
(BS)	Both Sides
(OS)	One Side
2L	Two layer
3L	Three layer
A	Amp
AA	Anodised aluminium
AC	Alternating current
BASEC	British Approvals Service for Cables
BCC	British Coal Corporation
BCMC	British Cable Manufacturers Confederation
BF	Both faces
BS	British Standard
Btu	British thermal unit
BWF	British Woodworking Federation
CCTV	Closed circuit television
CCU	Consumer control unit
CI	Cast Iron
CLG	Ceiling
CM	Cubic metres
CORGI	Council for Registered Gas Installers
CP	Chromium Plated
CR	Client's Representative
CT/ct	Coat
CWST	Cold water storage tank
DC	Direct current
dia	diameter
DIR	Direct
DP	Double Pole
dpc	Damp proof course
dpm	Damp proof membrane
EC7	Economy 7
EP	Ethylene propylene
EPDM	Ethylene Propylene Diene Monomer
F&E	Feed and expansion
FL&B	Framed, ledged and braced
FLR	Floor
GC	Gas chimney
GRP	Glass fibre reinforced polyester
GWCG	Georgian wired cast glass
GWPP	Georgian wired polished plate
HO	Home Office
HOFR	Heat, oil and flame retardant
horizon	horizontal
HP	High performance
HR)	
Hr)	Half round or hour depending on context
hr)	
HRC	High rupturing cartridge
HT	Height
HTR	Heater
HW	Hardwood
IEE	Institute of Electrical Engineers

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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		

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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;

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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"replace"	means remove the stated existing components, features and finishes, provide and fit matching (or other specified) new components, features or finishes and make good as necessary;			
"service"	means to undertake the periodic service and inspection as recommended by the manufacturer including all testing, cleaning and provision and replacement of consumables			
"Standards"	means the following: <ul style="list-style-type: none"> • technical specifications (as referred to in Regulation 42(11)(b) PCR 2015) published by the International Organisation for Standardisation, the British Standard Institute, or any other equivalent body; and • the standards set out in any applicable Code of Practice; 			
"to match existing"	means use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work being as inconspicuous as possible, all to the approval of the Client Representative;			

- 008 The Schedule of Rates contains composite items which are designed to cover a number of potential repairs to a particular component or installation e.g. Overhaul WC pan. When a composite item for repair is ordered the Provider is required to carry out all necessary repairs as may be required to the component or installation in order to effect a complete repair. If there is a subsequent fault to the same component or installation and such fault is, in the reasonable opinion of the Client Representative, deemed to be an integral part of the composite repair item which should have been attended to at the previous visit, then the Provider shall carry out such further remedial repairs as are necessary as a recall and at no extra charge to the Client.
- 009 The Schedule of Rates contains both elemental and composite items for particular repair, maintenance and renewal items. For example there are composite items for complete roof covering renewals which includes for tiles (including eaves, ridge tiles, verges, vents), underfelt, battens, renewal of flashings, soakers etc., and there are individual Schedule of Rates items covering these separate components. Where a complete repair/renewal is required such as a roof renewal then the cost chargeable will be based on the composite Schedule of Rate item(s) and not by adding together the individual Schedule of Rate items for each separate component part.
- 010 The selection of the Schedule of Rates codes to be used in the evaluation of any Works Order shall be at the sole and absolute decision of the Client Representative.
- 011 Floor area measurements and/or banding where stated in Schedule of Rates descriptions shall be deemed to be the "gross internal area" as calculated in accordance with the "RICS code of measuring practice" published by the Royal Institution of Chartered Surveyors.
- 012 Ceiling area measurements and/or banding where stated in Schedule of Rates descriptions shall be deemed to be the net measured area, including the area displaced by any wardrobes, cupboards, ladders, store rooms and the like that cannot be walked into. Integral and/or adjoining walk-in wardrobes, cupboards, ladders, store rooms and the like shall be treated as separate areas.
- 013 Works described in the Schedule of Rates and all Materials used in those Works must comply with all applicable Standards and Codes of Practice that are current at the time of their use. References in the Schedule of Rates to any Standards and Codes of Practice are to be construed as references to the latest version current at the time Works are undertaken. Where a specific Standard or a Code of Practice is referred to in the Schedule of Rates, this sets out the minimum acceptable standard of Materials or workmanship for the Schedule of Rates item and the Works.

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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.

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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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RATE INCLUSIONS

Schedule of Rates Base Rates

001 The base rates included in this document have an evaluation date of January 2023.

002 The labour rates used are all-inclusive and are made up of constituent elements, examples of which include:

- Salaries
- Pension
- National Insurance
- Bonuses
- Non Productive overtime
- Sick pay
- Paid holiday
- Training
- Supervision
- Redundancy
- JIB benefit schemes

003 The most commonly used hourly labour rates in SOR items are:

Trade Code	Trade Description	Labour Rate (£)
M	Multiskilled operative (e.g. brickwork, carpentry, decorating, plastering, roofing)	20.92
M2	Multiskilled gang	36.89
E	Electrician operative	27.90
E2	Electrician gang	53.93
EE	Electrical engineer operative	32.66
EE2	Electrical engineer gang	62.93
P	Plumber operative	27.65
P2	Plumber gang	52.68
H	Heating engineer operative	31.22
ME	Mechanical engineer operative	30.78
GM	Grounds maintenance operative	18.45
FD	Fire door operative	25.10
S2	Scaffolding gang	30.40

003 Gang rates are calculated using a 2-man average gang based on a mix of operative types as defined by that trade's working rules, for example:

- Multiskilled – 1 craft building operative, 1 general operative
- Electrical – 3 craft electricians, 1 approved electrician, 1 stage 3 trainee electrician
- Plumbing – 4 trained plumbers, 1 advanced plumber
- Electrical engineering – 3 technicians, 2 craft electricians

005 Additional to labour costs the base rates are made up of the following parts:

- Materials
- PC Sums and Specialist costs where applicable
- Vehicle costs at £5.50 per hour
- Non productive time at 10%
- Profit at 5%
- Overheads at 12%

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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 refixing 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.

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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 lightning 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.

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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Roofing

Roofing Rates Deemed to Include

- A. Rates for Slate and Tile roofing are deemed to additionally include as appropriate for the following:
- .1 Measured nett area, all voids within the roof area and at boundaries shall be deducted regardless of size.
 - .2 All cutting of underlay, trimming of battens around openings, at hips and valleys.
 - .3 Provision of tilting fillets to rafters, firrings to joists, additional battens around openings.
 - .4 Additional labour and work in forming voids and openings.
 - .5 All setting out to achieve gauge and laps.
 - .6 Work to any pitch, gauge and lap.
 - .7 Extra material in laps.
 - .8 All patent fixing clips, nails and fixings.
 - .9 Extra material bonding new roof tile and slates to existing.
 - .10 Provision of one and a half or double courses of roof tiles and slates at eaves.
 - .11 Form all verges eaves, abutments, undercloaks, and pointing ends, angles and intersections.
 - .12 All cutting of roof tiles and slates as required.
 - .13 Form all holes required for vent pipes, roof vent tiles etc.
 - .14 Provision of all soakers, saddles, finials etc.
 - .15 All cement mortar pointing and flaunching to chimneys, parapet walls, abutments etc.
 - .16 Undertaking the work in patches and small isolated areas.
 - .17 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally
- B. Rates for Felt roofing and proprietary sheet or sheet/liquid applied roofing system are deemed to additionally include as appropriate for the following:
- .1 Measured nett area, all voids within the roof area and at boundaries shall be deducted regardless of size.
 - .2 Upstands, skirtings etc are not measured and deemed to be included in nett area of felt roofing.
 - .3 All laps, drips, welts, beads, fillets, rolls, joints, upstands and skirtings, and downturns.
 - .4 Application of a well brushed priming coat to all screed and concrete base surfaces.
 - .5 Undertaking the work in patches and small isolated areas.
 - .6 All additional labour and material in laying felt roofing to falls and crossfalls.

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Roofing Rates Deemed to Include (cont'd)				
B.		Rates for Felt and proprietary sheet or sheet/liquid applied roofing system roofing are deemed to additionally include as appropriate for the following (cont'd).		
	.7	All additional labour, cutting and material in forming joints to existing felt roofing.		
	.8	All cutting.		
	.9	All dressing and bossing, and wedging into grooves, etc and pointing in silicone/mastic.		
	.10	All additional bonding between layers.		
	.11	All additional labour and material dressing to roof outlets, and around pipes, standards and the like.		
	.12	All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally		
C.		Rates for Asphalt roofing and liquid applied roofing membranes and proprietary systems are deemed to additionally include as appropriate for the following:		
	.1	Measured nett area, all voids within the roof area and at boundaries shall be deducted regardless of size.		
	.2	Upstands, skirtings etc are not measured and deemed to be included in nett area of asphalt roofing.		
	.3	All laps, drips, welts, beads, fillets, rolls, joints, upstands, skirtings and downturns.		
	.4	Undertaking the work in patches and small isolated areas.		
	.5	All additional labour and material in laying asphalt roofing to falls and crossfalls.		
	.6	All additional labour, dressing and material in forming collars and pipe sleeves.		
	.7	All dressing and bossing, and wedging into grooves, etc and pointing in silicone/mastic.		
	.8	All additional labour and material in forming joints to existing asphalt roofing.		
	.9	All additional labour & material dressing to roof outlets, around pipes, standards & the like.		
	.10	Provision of glass fibre isolating membranes and vapour barriers.		
	.11	Provision of expanded steel metal lathing as required.		
	.12	Provision of high bond primer and oxidised bitumen based bonding compounds.		
	.13	All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally		
D.		Rates for Leadwork, lead alternative, copper and zinc in roofing are deemed to additionally include as appropriate for the following:		
	.1	Lead, copper and zinc flat roofing is measured nett area, all voids within the roof area and at boundaries shall be deducted regardless of size.		
	.2	All laps, drips, welts, beads, fillets, rolls, joints, upstands and skirtings, and downturns.		

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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Roofing Rates Deemed to Include (cont'd)

D. Rates for Leadwork, lead alternative, copper and zinc in roofing are deemed to additionally include as appropriate for the following (cont'd):

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| .3 | | Undertaking the work in patches and small isolated areas. | | |
| .4 | | All additional labour and material in laying lead, copper or zinc roofing to falls and crossfalls. | | |
| .5 | | All additional labour, dressing and material in forming collars and pipe sleeves. | | |
| .6 | | All dressing and bossing, and wedging into grooves, etc and pointing in silicone/mastic | | |
| .7 | | All additional labour and material in forming joints to existing lead roofing, flashings, gutters etc. | | |
| .8 | | All additional labour and material dressing to roof outlets, and around pipes, standards and the like. | | |
| .9 | | All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally | | |

E. Rates for roofing are additionally deemed to include as appropriate the following:

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|----|--|--|--|--|
| .1 | | Disposal of all old and redundant roofing material including waste generated in undertaking the works. | | |
| .2 | | All making good. | | |

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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Woodwork

Woodwork Rates Deemed to Include

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

- .1 Any location of work.
- .2 Levelling, packing and adjusting to present a perfectly level, even and true frame or backing.
- .3 All labours, grounds, battens, packings, noggins, cleats, solid strutting, jointing timbers, holes, bolts, etc., and treating cut ends with brush applied preservative to structural timbers.
- .4 All grounds, battens, noggins, tilting fillets, furring pieces and the like and for all necessary packing and adjustment to present a perfectly level, even and true frame or backing.
- .5 Taking off and renewing defective battens, bituminous felt underlays and vapour barriers where replacing roof or weatherboarding.
- .6 Ends, angles, mitres, splayed edges, scribing denailing and punching in nails and other labours for all items of woodwork.
- .7 Rates for cladding and covering shall include for all labours i.e. edges, junctions, angles, ends, intersections and the like, beam filling, jointing and sealing, bedding edges and pointing, remove/refix existing tiles, slates and leadwork incidental to the work carried out, ends, angles, intersections and the like to ridges and hips incl. any necessary filling, laps, trims channels and the like.
- .8 Rates for linings, sheathing and dry partitioning shall include for denailing and punching in nails, additional studding, noggins and the like, studding, skirting and cover fillets associated with bath panels, furring pieces and the like, leaving replacement floors or underlays level with existing floors, additional support battens where ceiling edges run parallel with floor joists (or similar situations to ceilings and wallboarding).
- .9 Talking up any type of flooring (including tongued and grooved)
- .10 Taking off and subsequently refixing skirtings, architraves, stops, saddles etc. where required.
- .11 Taking out and subsequently refixing sanitary fittings, kitchen fittings etc to accommodate work.
- .12 Battens/grounds for skirting, cover strips and the like.
- .13 Taking down and refixing as required bath panels, duct casings, support framework to bath panels and duct casings etc.
- .14 All bearers and fixings to any surface.
- .15 Splicings, piecing in and all making good in repairing and overhauling or replacing doors, windows, frames, ironmongery and the like.
- .16 Mastic pointing to external door or window frames.
- .17 Dovetail and scarfed joints, notchings and fitting ends of timbers to metal sections, shoes and heads, trimming floor joists, ceiling joists and rafters to openings for hearths, chimneys, trap doors and the like.

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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Woodwork Rates Deemed to Include (cont'd)

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

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| .18 | Fitting new ironmongery to all new external doors or refitting existing as specified, including all necessary parts and fixings so as to be fully operational. |
| .19 | Pre-priming or factory priming all finished timber and joinery (irrespective of whether standard or purpose made) |
| .20 | Unless otherwise described as being "prepared for decoration" or "prepared for re-decoration", the painting of two undercoats and one gloss oil colour finishing coats following installation of the work whether described in the Schedule of Rates descriptions or not. |
| .21 | Unless specified otherwise, sourcing all new ironmongery to match existing removed so far as is practicable. |
| .22 | Overhauling ironmongery is to include for taking off, dismantling, renewing any defecting parts, oiling as required, assembling and refixing with new screws or fixings to leave in perfect working order. |
| .23 | Overhauling, easing and adjusting doors, windows etc., is to include for all repairs required to the complete door or window and their associated frames, linings, architraves, stops etc., and not just one repair. The work includes for taking off all ironmongery, carrying out all repairs to the item, easing and adjusting the door or window to fit its frame or lining, fully repairing or if specified renewing all ironmongery, including oiling to leave the whole item to be repaired in full and good working order. |
| .24 | Rates for windows shall include for ventilators, condensation channels, ventilated glazing beads, glass locking systems, multi-point locking systems, adjusting existing frame to suit new ironmongery including any type of hinge or sash spring, fixings and fastenings (incl. to any type of plastic frame), beads, quadrants, coverslips and the like, labours on timbers (rebates, grooves, mouldings and the like, any type of draughtproofing including silicon sealant around frames. |
| .25 | Rates for ironmongery generally include for fitting and fixing, including cutting, sinking, boring, morticing etc., lubricating and adjusting all locks, catches, etc., splicing in where necessary, and easing and adjusting door or window, and all making good as required. |
| .26 | The rates for all new softwood or hardwood external doors includes for any size and either supplying the doors to the exact size or cutting down a larger door to suit the existing frame or lining size, including the provision and adaptation of door blanks where necessary. No extra payment will be made due to difficulties in accurately fitting any door to existing linings. Rates include for decoration and finishes (including factory finishes), any component of pre-finished softwood or hardwood door (glass, solid panels, finish, weather/trapper bar, hinges, multipoint locking system and handles, security devices, door viewer letterplates and the like. |
| .27 | The rates for all new softwood or hardwood external doorsets includes for any size. No extra payment will be made due to difficulties in accurately fitting any doorset to existing opening. Rates include for decoration and finishes (including factory finishes), any component of pre-finished softwood or hardwood doorset (frame, cill or threshold, glass, solid panels, finish, weather/trapper bar, hinges, multipoint locking system and handles, security devices, door viewer letterplates and the like, fixing frame to structure, sealant and trim. |

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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Woodwork Rates Deemed to Include (cont'd)

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

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| .28 | | The rates for all new fire doorsets includes for any size. No extra payment will be made due to difficulties in accurately fitting any doorset to existing opening. Rates include for decoration and finishes (including factory finishes), any component of pre-finished doorset (frame, cill or threshold, glass, solid panels, finish, weather/trapper bar, hinges, multipoint locking system and handles, security devices, door viewer letterplates and the like, fixing frame to structure, fireproofing sealant and trim. | | |
| .29 | | The rates for all new internal flush doors includes for any size and either supplying the doors to the exact size or cutting down a larger door to suit the existing frame or lining size, including the provision and adaptation of door blanks where necessary. No extra payment will be made due to difficulties in accurately fitting any door to existing linings. Rates include for pre-priming and leaving for decoration, hinges, mortice latch and lever handles, and bathroom thumb turn latch and lever handles were applicable. Internal flush doors described as being decorated are to receive two undercoats and one finishing coat of glass paint on faces and edges. Internal doors described as Pre-finished will have their finish applied by the manufacturer. | | |
| .30 | | The rates for all new internal firecheck FD30 and FD60 flush doors includes for any size and supplying the doors to the exact size to suit the existing frame or lining size, No extra payment will be made due to difficulties in accurately fitting any door to existing linings. Rates include for pre-priming and leaving for decoration, fire rated hinges, mortice latch and lever handles, and self closer. Internal flush firecheck FD30 and FD 60 doors described as being decorated are to receive two undercoats and one finishing coat of glass paint on faces and edges. Internal firecheck FD30 and FD60 doors described as Pre-finished will have their finish applied by the manufacturer. | | |
| .31 | | The rates for all new internal firecheck FD30 and FD60 flush doorsets includes for any size and supplying the doors to the exact size to suit the existing frame or lining size, No extra payment will be made due to difficulties in accurately fitting any doorset to existing openings. Rates include for fireproof sealants and bedding to frame, pre-priming and leaving for decoration, fire rated hinges, mortice latch and lever handles, and self closer. Internal flush firecheck FD30 and FD60 doors described as being decorated are to receive two undercoats and one finishing coat of glass paint on faces and edges. Internal firecheck FD30 and FD60 doors described as Pre-finished will have their finish applied by the manufacturer. | | |
| .32 | | The rates for all doors/door frames shall include for all beads, stops (including stops for fire doors), quadrants, architraves, and the like, adjusting existing frames, thresholds, stops and the like to suit new doors including forming rebates for multiple locking systems, adjusting existing doors or frames to suit ironmongery, cutting bottoms of doors to adjust height, fixings and fastenings, refixing keepers when replacing sections of door frame, rising butt hinges in lieu of butt hinges where required and all labours. | | |
| .33 | | Rates for all doors and windows shall include for framing, studding, packing, sticking, screwing, cramping, welding, glazing, ironmongery, decoration and finishes (incl., factory finishes) and all materials not specifically mentioned, but required to make and fix the whole to work perfect. | | |
| .34 | | Rates for timber stairs, walkways and balustrades shall include for any size of timber members (treads, risers, handrails, strings and the like, ends, angles, ramps, wreaths and the like on newels, handrails and the like, housing joints, work on the rake, adjusting existing staircase to receive new members (e.g. forming mortices, grooves and the like), labours on timbers (mouldings, rebates, grooves, tongues and the like), wedging treads and risers, blocking, dowelling, pelleting and gluing, grounds and other supports for handrails, metal connectors, fixings, fastenings, brackets and the like including replacing/re-securing existing. | | |

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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Woodwork Rates Deemed to Include (cont'd)

- A. Rates for woodwork are deemed to additionally include as appropriate for the following (cont'd):
- .35 Provision of kitchen units as pre-assembled or in flat pack form. Assembly on site in the case of all flat pack units.
 - .36 Provision of kitchen units, unless expressly stated to the contrary as complete components inclusive of all doors, shelves, drawers, blank/finishing panels, drawer runners, shelf supports, hinges, handles and all other ironmongery and the like.
 - .37 Joining and or mitreing worktops as necessary.
 - .38 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally
- B. Rates for Kitchen Fittings, worktops etc. are deemed to additionally include as appropriate for the following:
- .1 Sheet backing to kitchen units.
 - .2 Notching, cutting holes, scribing etc., to ducts, kitchen worktops, fittings and the like.
 - .3 Sealant at junction of worktops, vanity unit tops and adjacent wall finishes.
 - .4 Provision of kitchen units as pre-assembled or in flat pack form. Assembly on site in the case of all flat pack units.
 - .5 Provision of kitchen units, unless expressly stated to the contrary, as complete components inclusive of all doors, shelves, drawers, blank/finishing panels, drawer runners, shelf supports, hinges, handles and all other ironmongery and the like.
 - .6 Joining and or mitreing worktops as necessary.
 - .7 Openings in worktops for inset sinks, hobs, basins and the like.
 - .8 Ends, angles, and the like on worktops.
 - .9 Ends, angles, panels, filler pieces, edgings and the like on fittings units and the like.
 - .10 Ends, angles, mitres and the like on cornices, pelmets and the like.
 - .11 Cutting and fitting units and worktops around obstructions (ducts and the like)
 - .12 Grounds for fixing and angle fixing blocks.
 - .13 Timber infills and associated work.
 - .14 Any type of unit of a given size e.g. drawer unit, sink unit etc.

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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Woodwork Rates Deemed to Include (cont'd)

- B. Rates for Kitchen Fittings, worktops etc. are deemed to additionally include as appropriate for the following (cont'd):
- .15 Dismantling units or parts of units for repair and their subsequent reassembly including removing and refixing sink tops and reinstating bonding
 - .16 Disconnection, stopping off, cutting, adjustments and reconnection to existing pipework including locating and turning taps, cocks and valves on and off, clearing air locks and venting.
 - .17 Disconnecting and reconnecting earth bonding
 - .18 Jointing pipes to fittings (including associated new fittings)
 - .19 Fittings on new pipes (bends, branches, tees and the like)
 - .20 Fittings and ancillaries on replacement appliances, equipment and the like (connectors, couplers, reducers and the like).
 - .21 Connecting fittings ancillaries and equipment to existing pipes.
 - .22 Joints including special joints (joints to existing pipes, joints to pipes of different material and sizes including couplings and the like).
 - .23 New pipework including pipe brackets, clips and the like.
 - .24 Overflow pipes and connections to overflow pipes.
 - .25 Holes, chases in structure (walls, floors etc.) for pipes of any size.
 - .26 Making good finishes around pipes of any size, supports and the like.
 - .27 Clearing air locks, rectifying water hammer.
 - .28 Electrical connections/disconnections incl. flex.
 - .29 All testing and provision of all required certification.
 - .30 Alterations to skirting including new lengths and painting
 - .31 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The 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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Glazing

Glazing Rates Deemed to Include

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

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| .1 | | Any size pane. | | |
| .2 | | Irregular size or shape of panes including all cutting where necessary. | | |
| .3 | | Replacement of all breakages of new or existing glass including whilst cutting out for or fitting window moulded extractor/ventilation fans and the like fittings. | | |
| .4 | | Taking off and refixing or renewing wood or metal beads. | | |
| .5 | | Taking off and rebedding or renewing washleather strips, rubber seals and the like. | | |
| .6 | | Sealing or priming all rebates and backs of beads prior to inserting/fixing glazing. | | |
| .7 | | Glazing compound, gaskets, sprigs, clips or other fixing materials. | | |
| .8 | | Condensation channels, protection channels, ventilators and the like | | |
| .9 | | Obscured glass is to be Artic or similar to match existing. | | |
| .10 | | Patterned glass is to match existing. | | |
| .11 | | Aligning patterned or wired glass and panes with adjacent panes and matching all materials to existing. | | |
| .12 | | Touch up painting | | |
| .13 | | All work to be undertaken in accordance with the current Building Regulations Approved Document L as appropriate by FENSA registered operatives. | | |
| .14 | | All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally | | |

The 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.

M3NHF SCHEDULE OF RATES

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
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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
CARPENTRY AND JOINERY				
Floors, Roofs and Partitions				
Floors				
301103	R	JOIST:RENEW NE 100MM DEEP TO FLOOR Joist:Renew with pressure impregnated sawn softwood floor joist ne 100mm deep to match existing, cut out and clear away existing, cut new joist to length and fix including all packings, cleats, hangers, noggins, solid strutting etc., apply preservative to cut ends and cut out and make good brickwork as necessary and remove waste and debris.	LM	15.33
301105	R	JOIST:RENEW SECTION NE 225MM DEEP TO FLOOR Joist:Renew section with pressure impregnated sawn softwood floor joist ne 225mm deep to match existing and ne 1.00m long, including all hangers, packings, cleats, apply preservative to cut ends and cut out and make good brickwork, drill and bolt new section to existing joists.	IT	42.74
301107	R	JOIST:RENEW NE 225MM DEEP TO FLOOR Joist:Renew with pressure impregnated sawn softwood floor joist or trimmer joist ne 225mm deep to match existing cut out and clear away existing, cut new joist to length and fix including all packings, cleats, hangers, noggins, solid strutting etc., apply preservative to cut ends and cut out and make good brickwork as necessary and remove waste and debris.	LM	28.46
301109	R	JOIST:LEVEL JOIST WITH PACKINGS Joist:Level joist by inserting packings including take up floorboards and refix, make good any finishes disturbed, remove and refix any carpets and furniture (measured per joist), (not to be claimed in conjunction with joist renewal).	NO	43.15
301122	R	FLOOR:STRIP OUT FLOOR AND SLEEPERS Floor:Strip out defective timber floor complete with any redundant service installation attached or passing through floor, demolish sleeper walls down to sub-floor level, make good all works disturbed, remove waste and debris and prepare to receive new solid floor (new floor measured separately).	SM	26.04
301123	R	FLOOR:RENEW GROUND FLOOR COMPLETE Floor:Strip out existing floor and sleeper walls, remove void debris, construct half brick sleeper walls in cement mortar (1:3) on concrete foundation including excavation and disposal and lay new softwood floor comprising 22mm square edge boards ne 50x125mm joists and ne 50x100mm wall plates including damp proof course, all in pretreated timber and remove waste and debris.	SM	201.99
301125	R	FLOOR:RENEW SOFTWOOD FLOOR COMPLETE Floor:Renew softwood floor comprising 22mm square edge boards, ne 50x125mm joists and ne 50x100mm wall plates including damp proof course, all in pretreated timber, complete with galvanised joist hangers, cut and primed in and remove waste and debris.	SM	110.67
301127	R	FLOOR:RENEW SOFTWOOD UPPER FLOOR COMPLETE Floor:Renew softwood upper floor comprising 22mm square edge boards ne 50x175mm joists and ne 50x100mm wall plates including damp proof course, 25x50mm strutting, all in pretreated timber, complete with galvanised joist hangers, cut and primed in, including trimming to openings and remove waste and debris.	SM	115.88

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ITEM	PRI	DESCRIPTION	UNIT	RATE
301129	R	FLOOR:CONSTRUCT SOFTWOOD FLOOR Floor:Construct softwood floor comprising 22mm square edge boards, ne 50x125mm joists and ne 50x100mm wall plates including damp proof course, in pretreated timber, complete with galvanised joist hangers, cut and primed in and remove waste and debris.	SM	91.21
301131	R	FLOOR:CONSTRUCT SOFTWOOD UPPER FLOOR Floor:Construct softwood upper floor comprising 22mm square edge boards, ne 50x175mm joists and ne 50x100mm wall plates including damp proof course, 25x50mm strutting, all in pretreated timber, including trimming to openings in pretreated timber, complete with galvanised joists hangers, cut and primed in and remove waste and debris.	SM	96.43
Wall or Partitions				
301301	R	PARTITION:ERECT TIMBER STUD AND PLASTERBOARD BF Partition:Supply and erect or renew stud partition comprising ne 50x100mm sole and head plate, noggins and studs and any additional support timber as necessary for fixing of sanitary appliances, kitchen etc., fixed with nails or plugged and screwed to walls, pack out and scribe, 12.5mm taper edged plasterboard scrim jointed and all labours to both faces.	SM	100.32
301303	R	PARTITION:ERECT TIMBER STUD PLASTERBOARD SKIM BF Partition:Supply and erect or renew stud partition comprising ne 50x100mm sole and head plate, noggins and studs and any additional support timber as necessary for fixing of sanitary appliances, kitchen etc., fixed with nails or plugged and screwed to walls, pack out and scribe, 12.5mm butt jointed plasterboard and 3mm plaster skim coat and all labours to both faces.	SM	109.00
301305	R	PARTITION:INSTALL INSULATION INFILL NE 100MM Partition:Supply and install insulation infill ne 100mm thick to stud partition.	SM	5.58
301307	R	PARTITION:INSTALL SOUND INFILL 75M Partition:Supply and install sound insulation infill 75mm thick to stud partition.	SM	21.10
301311	R	PARTITION:ERECT METAL STUD AND PLASTERBOARD BF Partition:Supply and erect or renew proprietary metal stud partition comprising sole and head plate, noggins and studs and any additional support members as necessary for fixing of sanitary appliances, kitchen etc., fixed with nails or plugged and screwed to walls, pack out and scribe, 12.5mm taper edged plasterboard scrim jointed and all labours to both faces.	SM	62.19
301313	R	PARTITION:METAL STUD PLASTERBOARD SKIM BF Partition:Supply and erect or renew proprietary metal stud partition comprising sole and head plate, noggins and studs and any additional support members as necessary for fixing of sanitary appliances, kitchen etc., fixed with nails or plugged and screwed to walls, pack out and scribe, 12.5mm butt jointed plasterboard and 3mm plaster skim coat and all labours to both faces.	SM	70.99
301315	R	PARTITION:FILL IN OPENING IN TIMBER STUDDING Partition:Fill in existing opening in stud partition with ne 50x100mm sole and head plate, noggins and studs fixed with nails or plugged and screwed to walls, pack out and scribe, 12.5mm taper edged plasterboard scrim jointed and all labours and provide skirting to match existing to both faces.	SM	115.40
301317	R	PARTITION:FORM OPENING IN TIMBER STUDDING Partition:Cut and form opening in existing stud partition plastered both sides, frame up opening with 50x100mm head plate, noggins and studs fixed with	IT	142.23

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		nails or plugged and screwed to walls, pack out and scribe, make good plasterboard and 3mm plaster skim coat, extend flooring through opening on bearers, make good all works disturbed and remove waste and debris.		
301319	R	PARTITION:EXTEND OPENING IN TIMBER STUDDING Partition:Take out existing door lining, cut and form extended opening ne 1.00sm in existing stud partition plastered both sides, square up opening jambs and head with 50x100mm sawn softwood, make good plasterboard and 3mm plaster skim coat, extend flooring through opening on bearers, make good all works disturbed and remove waste and debris.	IT	62.78
301321	R	PARTITION:DEMOLISH Partition:Demolish existing softwood framed, plasterboard or other sheet finishing to both sides partition, disconnect any electrical cabling, switches, sockets in partition, disconnect any sanitary fittings etc. attached to partition, make good all finishes disturbed, remove waste and debris.	SM	21.23
Wall Plates				
301501	R	PLATE:RENEW 75X100MM WALL PLATE Plate:Renew pressure impregnated sawn softwood wall plate ne 75x100mm, bedded in cement mortar (1:3) and apply preservative to cut ends and remove waste and debris.	LM	16.79
301503	R	PLATE:RENEW 75X100MM WALL PLATE AND DPC Plate:Renew pressure impregnated sawn softwood wall plate ne 75x100mm, bedded in cement mortar (1:3) and apply preservative to cut ends on and including polypropylene damp proof course 138mm girth and remove waste and debris.	LM	18.69
Roof Members				
301701	R	RAFTER:RENEW NE 175MM RAFTER JOIST OR TRUSS MEMBER Rafter:Renew with pressure impregnated sawn softwood rafter/roof joist or truss member, ne 175mm deep to match existing in roof space, cut new rafter or roof joist to length, apply preservative to cut ends, cut out and make good to brickwork as necessary and all hangers, drilling and bolting with connectors to existing rafters or joists and remove waste and debris.	LM	17.41
301702	R	RAFTER:RENEW NE 250MM RAFTER JOIST OR TRUSS MEMBER Rafter:Renew with pressure impregnated sawn softwood rafter/roof joist or truss member, ne 250mm deep to match existing in roof space, cut new rafter or roof joist to length, apply preservative to cut ends, cut out and make good to brickwork as necessary and all hangers, drilling and bolting with connectors to existing rafters or joists and remove waste and debris.	LM	22.52
301703	R	COLLAR/STRUT:RENEW NE 175MM THICK Collar/Strut:Renew with pressure impregnated sawn softwood collar or strut, ne 175mm thick to match existing in roof space, cut new collar to length, apply preservative to cut ends, and cut out and make good brickwork as necessary and all hangers, drilling and bolting with connectors to existing roof timbers and remove waste and debris.	LM	22.97
Joist Hangers				
301901	R	HANGER:RENEW GALVANISED JOIST HANGER Hanger:Renew galvanised joist hanger, cut out, bed in mortar and make good brickwork, renew in conjunction with joist repairs.	NO	7.15
301903	R	HANGER:CUT OUT AND INSERT JOIST HANGER	IT	11.60

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		Hanger:Cut out and insert galvanised steel joist hanger to correct floor alignment, bed in mortar, pin, make good brickwork, renew in conjunction with floor or joist repairs.		
		Fascia, Soffit and Bargeboards		
		Fascias, Soffit and Bargeboards - Timber		
303001	R	FASCIA:RENEW IN SOFTWOOD NE 300MM Fascia/Barge:Renew fascia or barge with preservative treated softwood, ne 300mm wide, fixed to roof timbers, apply preservative to cut ends, including for any shaping to junction with bargeboard, remove and refix rainwater goods and any cabling, adjust roof tiles and felt, renewal of any support battens and all mitred joints and decorate to match existing and remove waste and debris.	LM	68.33
303003	R	FASCIA:RENEW IN WBP PLYWOOD NE 300MM Fascia/Barge:Renew fascia or barge with WPB external quality plywood, ne 300mm wide fixed to roof timbers, apply preservative to cut ends, including for any shaping to junction with bargeboard remove and refix rainwater goods and any cabling, adjust roof tiles and felt, renewal of any support battens and all mitred joints and decorate to match existing and remove waste and debris.	LM	71.56
303006	R	SOFFIT:RENEW IN SOFTWOOD NE 300MM Soffit:Renew soffit board with treated softwood ne 300mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.	LM	53.88
303007	R	SOFFIT:RENEW IN SOFTWOOD NE 450MM Soffit:Renew soffit board with treated softwood over 300mm and ne 450mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.	LM	68.64
303008	R	SOFFIT:RENEW IN PLYWOOD NE 300MM Soffit:Renew soffit board with WPB plywood ne 300mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.	LM	57.57
303009	R	SOFFIT:RENEW IN PLYWOOD NE 450MM Soffit:Renew soffit board with WPB plywood over 300mm and ne 450mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.	LM	71.79
303010	R	SOFFIT:RENEW IN MASTERBOARD NE 300MM Soffit:Renew soffit board with Masterboard ne 300mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.	LM	76.88
303011	R	SOFFIT:RENEW IN MASTERBOARD NE 450MM Soffit:Renew soffit board with Masterboard over 300mm and ne 450mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.	LM	101.92
303015	U	FASCIA/SOFFIT/BARGE:REFIX Fascia/Soffit/Barge:Refix any size fascia, soffit or bargeboard to existing roof timbers including remove and refix rainwater goods and cabling as necessary, renewal of support battens, all cutting and packing and make good decorations.	LM	55.38

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ITEM	PRI	DESCRIPTION	UNIT	RATE
303017	R	BOXED END:RENEW TO FASCIA AND SOFFIT Boxed End:Renew boxed end to fascia and soffit including renewing as required timber supports, new WPB plywood soffit, fascia etc. and all cutting and shaping and jointing to existing fascias, soffits etc., and decorate to match existing and remove waste and debris.	NO	89.83
Fascias, Soffits and Bargeboards - PVCu				
303005	R	FASCIA:RENEW IN PVCU NE 300MM Fascia/Barge:Renew fascia or bargeboard with proprietary PVCu board ne 300mm wide fixed to roof timbers, remove and refix rainwater goods and any cabling, remove existing board, adjust roof tiles and felt, renewal of any support battens and all joints, including all cutting and packing to ensure line and level and remove waste and debris.	LM	56.92
303012	R	SOFFIT:RENEW IN PVCU NE 150MM Soffit:Renew soffit board with PVCu board ne 150mm wide including remove existing, renew noggins as necessary and fix new board to roof timbers and refix cables and remove waste and debris.	LM	32.04
303014	R	SOFFIT:RENEW IN PVCU NE 300MM Soffit:Renew soffit board with PVCu board over 150mm and ne 300mm wide including remove existing, renew noggins as necessary and fix new board to roof timbers and refix cables and remove waste and debris.	LM	41.29
303013	R	SOFFIT:RENEW IN PVCU NE 450MM Soffit:Renew soffit board with PVCu board over 300mm and ne 450mm wide including remove existing, renew noggins as necessary and fix new board to roof timbers and refix cables and remove waste and debris.	LM	50.71
303016	R	SOFFIT:PROVIDE PVCU VENT STRIP Soffit:Supply and install PVCu ventilation strip to eaves soffit in conjunction with soffit renewal, remove waste and debris.	LM	15.25
303019	R	BOXED END:RENEW IN PVCU TO FASCIA AND SOFFIT Boxed End:Renew boxed end to fascia and soffit including renewing as required timber supports, new proprietary PVCu board soffit, fascia etc. and all cutting and shaping and jointing to existing fascias, soffits etc. and remove waste and debris.	NO	87.57
Rainwater Gutters - Timber				
303101	R	GUTTER:RENEW NE 150X100MM TIMBER Gutter:Renew in ne 150x100mm moulded timber gutter including support brackets fixed to fascia, all cutting, make joints, line, level and connections to existing guttering and remove waste and debris.	LM	69.83
303102	U	GUTTER:REALIGN TIMBER GUTTER Gutter:Take down any timber gutter, remove and refix brackets to fascia and refix gutter to brackets including all angles, outlets, stop ends and remake all joints and remove waste and debris.	LM	30.59
303103	R	GUTTER:FORM STOP END Gutter:Form stop end to timber gutter.	NO	24.52
303104	R	GUTTER:FORM OUTLET Gutter:Cut hole in timber gutter, form outlet and fix nozzle spitter.	NO	82.67
303105	U	GUTTER:RENEW CAST IRON BRACKET TO TIMBER GUTTER Gutter:Renew cast iron bracket of any profile including remaking joints and	NO	44.26

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		line and level and remove waste and debris.		
303106	U	GUTTER:RENEW TIMBER BRACKET Gutter:Renew timber bracket of any profile including remaking joints and line and level and remove waste and debris.	NO	27.88
Flooring				
Flooring - Rigid Sheet - WPB Plywood				
305103	R	FLOORING:RENEW IN 6MM PLYWOOD Flooring:Renew any flooring with 6mm WBP plywood including denail joists, remove waste and debris, punch in nails, level to existing and make good including additional noggins and support battens as required.	SM	31.58
305107	R	FLOORING:RENEW IN 12MM PLYWOOD Flooring:Renew any flooring with 12mm WBP plywood including denail joists, remove waste and debris, punch in nails, level to existing and make good including additional noggins and support battens as required.	SM	47.44
305101	R	FLOORING:RENEW IN 19MM PLYWOOD Flooring:Renew any flooring with 19mm WBP plywood including denail joists, remove waste and debris, punch in nails, level to existing and make good including additional noggins and support battens as required.	SM	59.57
305105	R	FLOORING:SUPPLY AND LAY 4MM PLYWOOD Flooring:Supply and lay 4mm WBP plywood nailed to existing floorboard at 150mm centres with wired nails and level as necessary.	SM	32.90
Flooring - Rigid Sheet - Flooring Grade Chipboard				
305301	R	FLOORING:RENEW IN 19MM CHIPBOARD Flooring:Renew any flooring with 19mm flooring grade V313 waterproof chipboard including denail joists, remove waste and debris, punch in nails, level to existing and make good including additional noggins and support battens as necessary.	SM	38.89
305303	R	FLOORING:RENEW IN INSULATED CHIPBOARD Flooring:Renew any flooring with flooring grade V313 waterproof insulating chipboard including denail joists, remove waste and debris, punch in nails and level to existing and make good including additional noggins and support battens necessary.	SM	48.32
Flooring - Rigid Sheet - Hardboard				
305501	R	FLOORING:SUPPLY AND LAY 3.2MM HARDBOARD Flooring:Supply and lay 3.2mm flooring grade hardboard nailed to existing floorboard at 150mm centres with wired nails and level as necessary.	SM	12.13
305503	R	FLOORING:SUPPLY AND LAY 4MM HARDBOARD Flooring:Supply and lay 4mm flooring grade hardboard nailed to existing floorboard at 150mm centres with wired nails and level as necessary, remove waste and debris.	SM	12.71
Flooring - Timber Board				
305701	U	FLOORBOARD:RENEW ANY TYPE NE 1.0SM Floorboard:Renew to match existing any flooring with 19mm tongued and grooved or square edged flooring in patch ne 1.00sm, including denail joists, remove waste and debris, punch in nails, level to existing and make good	IT	62.83

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		including any extra support noggins required.		
305702	U	FLOORBOARD:RENEW SINGLE Floorboard:Renew to match existing any single isolated floorboarding with 19mm tongued and grooved or square edged flooring, including denail joists, remove waste and debris, punch in nails, level to existing and make good including any extra support noggins required.	LM	9.64
305703	R	FLOORBOARD:RENEW ANY TYPE OVER 1.0SM Floorboard:Renew to match existing any flooring with 19mm tongued and grooved or square edged flooring in area over 1.00sm including denail joists, remove waste and debris, punch in nails, level to existing and make good including any extra support noggins required.	SM	60.05
305704	U	FLOORBOARDS:REMOVE AND REFIX AREA Floorboard:Remove and later refix any area of boards, including denail joists, remove waste and debris, punch in nails, level to existing and make good including any extra support noggins required.	SM	23.70
305705	U	FLOORBOARD:REMOVE AND REFIX SINGLE BOARD Floorboard:Remove and later refix any boards, including denail joists and remove waste and debris, punch in nails, level to existing and make good including any extra support noggins required.	LM	5.85
305706	U	FLOORBOARD:SCREW DOWN PER ROOM Floorboard:Screw down any width loose floorboards in any room including providing fixing batten to side of joist where end of board is unsupported (Per Room).	IT	12.87
305709	R	FLOORING:APPLY 2 COATS PRESERVATIVE Preservative:Prepare and brush apply two coats of approved preservative to general surfaces of flooring.	SM	6.93
Flooring - Wood Block				
306001	R	FLOORING:RENEW WOOD BLOCK NE 2.0SM Flooring:Renew wood block floor in patches ne 2.00sm including take up existing and clear away, lay new 25mm thick flooring with tongued and grooved joints fixed with adhesive and laid to herring bone pattern including make good at junction with existing finishes and remove waste and debris.	IT	199.60
306003	R	FLOORING:RENEW WOOD BLOCK OVER 2.0SM Flooring:Renew wood block floor in patches over 2.00sm including take up existing and clear away, lay new 25mm thick flooring with tongued and grooved joints fixed with adhesive and laid to herring bone pattern including make good at junction with existing finishes and remove waste and debris.	SM	134.83
External Cladding				
Cladding - Timber Weatherboarding - Shiplap				
307101	R	CLADDING:RENEW 19MM SHIPLAP NE 2.0SM Cladding:Remove existing defective shiplap boarding and renew with 19mm pressure impregnated shiplap boarding in areas ne 2.00sm including all labours, fixed to existing framework including renew defective support battens and provide any extra battens required and decorate to match existing and remove waste and debris.	IT	116.29
307103	R	CLADDING:RENEW 19MM SHIPLAP OVER 2.0SM Cladding:Remove existing cladding and renew with 19mm pressure	SM	65.97

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		impregnated shiplap boarding in areas over 2.00sm including all labours, fixed to existing framework including renew defective support battens and provide any extra battens required and decorate to match existing and remove waste and debris.		
307105	U	CLADDING:REFIX LOOSE SHIPLAP FEATHER EDGE OR TGV Cladding:Refix loose timber shiplap, feather edge or tongued, grooved and V jointed boarding to existing framework including renewal of any support battens required and make good decorations.	SM	12.58
Cladding - Timber Weatherboarding - Feather Edge				
307301	R	CLADDING:RENEW FEATHER EDGE NE 2.0SM Cladding:Remove existing defective feather edge boarding and renew with 19mm pressure impregnated feather edge boarding in areas ne 2.00sm including all labours, fixed to existing framework including renew defective support battens and provide any extra battens required and decorate to match existing and remove waste and debris.	IT	76.77
307303	R	CLADDING:RENEW FEATHER EDGE OVER 2.0SM Cladding:Remove existing cladding and renew with 19mm pressure impregnated feather edge boarding to match existing in areas over 2.00sm including all labours, fixed to existing framework including renew defective support battens and provide any extra battens required and decorate to match existing and remove waste and debris.	SM	40.86
Cladding - Timber Weatherboard - Softwood TGV				
307501	R	CLADDING:RENEW TGV JOINT NE 2.0SM Cladding:Remove existing defective tongued, grooved and V jointed boarding and renew with 19mm pressure impregnated tongued, grooved and V jointed boarding in areas ne 2.00sm including all labours, fixed to existing framework, renew defective support battens and provide extra battens required and decorate to match existing and remove waste and debris.	IT	108.22
307503	R	CLADDING:RENEW TGV JOINT OVER 2.0SM Cladding:Remove existing boarding and renew with 19m tongued, grooved and V jointed pressure impregnated softwood boarding, including all labours, in areas over 2.00sm fixed to existing framework, renew defective support battens and provide extra battens required and decorate to match existing and remove waste and debris.	SM	63.04
Cladding - Plastic Profiled Sheet - Shiplap				
307701	R	CLADDING:RENEW PVC SHIPLAP NE 2.0SM Cladding:Remove existing defective PVC shiplap cladding and renew with cellular cored PVC shiplap boarding in areas ne 2.00sm including all trims, channels and jointing, fixed to existing framework including renew defective support battens and provide any extra battens required and remove waste and debris.	IT	101.70
307703	R	CLADDING:RENEW PVC SHIPLAP OVER 2.0SM Cladding:Remove existing boarding and framing and renew any cladding with cellular cored PVC shiplap boarding, in areas over 2.00sm including all trims, channels and jointing, fixed to new treated softwood framework battens plugged to new insulated render background and remove waste and debris.	SM	56.14
307705	U	CLADDING:REFIX LOOSE PVC SHIPLAP OR TGV Cladding:Refix loose PVC shiplap or tongued, grooved and V jointed cladding	SM	14.04

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		to existing framework including renewal of support battens required and all trims, channels and jointing.		
		Canopies - Timber		
308001	R	CANOPY:RENEW IN TIMBER Canopy:Renew canopy to external door, take off and set aside re-usable roof tiles, remove existing timber structure and remove debris off site, supply and fix pretreated softwood supporting brackets, wall plates, rafters, fascia and bargeboards, lay roofing felt and battens relay roof tiles including any additional roof tiles to match existing, redress flashings, make good structure and finishes (measured surface area of roof coverings) and remove waste and debris.	SM	437.98
308003	R	CANOPY:RENEW ANY EXPOSED STRUCTURAL TIMBER MEMBERS Canopy:Cut out any defective, decayed or damaged structural timber member to canopy, support canopy structure whilst works undertaken, supply and fix pretreated sawn softwood timber, joint as necessary, make good structure and finishes, decorate to match existing and remove waste and debris.	IT	72.00
308005	R	CANOPY:RENEW ANY HIDDEN STRUCTURAL TIMBER MEMBER Canopy:Take down and set aside soffit, fascia or bargeboard as necessary, cut out any defective, decayed or damaged structural timber member to canopy, support canopy structure whilst works undertaken, supply and fix pretreated sawn softwood timber, joint as necessary, refix soffit, fascia or bargeboard, make good structure and finishes, decorate to match existing and remove waste and debris.	IT	90.53
		Windows		
		Frames - Combination - Softwood		
341301	R	FRAME:RENEW SOFTWOOD COMBINATION UNIT Frame:Renew window/door frame unit with standard softwood unit including ne 2 No. opening lights, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and prepare for redecoration externally and remove waste and debris (remove/rehang existing door or renew door to be ordered separately).	SM	653.06
		Frames - Combination - Pre-Finished Softwood		
341401	R	FRAME:RENEW PREFINISHED SOFTWOOD COMBINATION UNIT Frame:Renew window/door frame unit with prefinished standard softwood unit including ne 2 No. opening lights, fixed lights, factory applied finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and remove waste and debris (remove/rehang existing door or renew door to be ordered separately).	SM	655.49
		Frames - Combination - Hardwood		
341501	R	FRAME:RENEW HARDWOOD COMBINATION UNIT Frame:Renew window/door frame unit with standard hardwood unit including	SM	732.71

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		ne 2 No. opening lights, fixed lights, factory applied base stain, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris (remove/rehang existing door or renew door to be ordered separately).		
		Frames - Combination - PVCu		
341607	R	FRAME:RENEW PVCU COMBINATION UNIT Frame:Renew screen/door frame/screen unit with PVCu factory glazed combination unit, thermal breaks, compressible weatherstripping, ironmongery etc., fixed lights double glazed with hermetically sealed units, remove existing frame and fix new in prepared opening using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant, make good all finishes internally and externally and remove waste and debris (remove/rehang existing door or renew door to be ordered separately). WALL AND FLOOR TILE AND SHEET FINISHES	SM	329.94
		Glazing Variants		
314003	R	GLAZING:DISCOUNT FOR SINGLE GLAZING Glazing:Discount for provide and fix any combination of single glazing in lieu of double glazing to timber windows including all adjustments to frames, sashes and the like (measured per nett square metre glass area or fraction thereof).	SM	-36.50
314007	R	GLAZING:EXTRA FOR LAMINATED SAFETY BOTH Glazing:Extra cost for provide and fix laminated safety glass double glazed unit (both skins) in lieu of clear low E/float or low E/obscured pattern group 1 to renewed timber window sashes, casements and the like (measured per nett square metre glass area or fraction thereof).	SM	30.42
314011	R	GLAZING:EXTRA FOR LAMINATED SAFETY OUTER Glazing:Extra cost to provide laminated safety glass (outer face only) double glazed unit in lieu of clear low E/float or Clear low E/obscured pattern group 1 to renewed window sashes, casements and the like (measured per net square metre of glass area or fraction thereof)	SM	26.77
314013	R	GLAZING:EXTRA FOR TOUGHENED GLASS Glazing:Extra cost to provide toughened glass (both faces)double glazed unit in lieu of clear low E/float or Clear low E/obscured pattern group 1 to renewed window sashes, casements and the like (measured per net square metre of glass area or fraction thereof)	SM	83.11
314015	R	GLAZING:EXTRA FOR PLASTICOL PANEL Glazing:Extra cost to provide plasticol composite insulated panel PVCu faced both sides unit in lieu of clear low E/float or Clear low E/obscured pattern group 1 to renewed window sashes, casements and the like (measured per net square metre of glass area or fraction thereof)	SM	66.92
314017	R	GLAZING:EXTRA FOR SELF CLEANING OUTER Glazing:Extra cost to provide self cleaning glass (outer face only) double glazed unit in lieu of clear low E/float or Clear low E/obscured pattern group 1 to renewed window sashes, casements and the like (measured per net square metre of glass area or fraction thereof)	SM	113.89
314019	R	GLAZING:EXTRA FOR GEORGIAN BAR INSERTS Glazing:Extra cost to provide georgian bar inserts in double glazed unit installed in renewed window sashes, casements and the like (measured per	SM	46.24

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		net square metre of glass area or fraction thereof)		
314021	R	GLAZING:EXTRA FOR EXTERNAL GEORGIAN BARS Glazing:Extra cost to provide externally fitted georgian bars with integral space bar installed in renewed window sashes, casements and the like (measured per net square metre of glass area or fraction thereof)	SM	61.69
315014	R	GLAZING REPAIRS:EXTRA FOR LAMINATED SAFETY Glazing:Extra cost for provide and fix laminated safety glass double glazed unit in lieu of clear _low E/clear float or Clear low E/obscured pattern group 1 to renewed timber window sashes, casements and the like (measured per nett square metre glass area or fraction thereof).	SM	30.42
Windows - Metal - Repairs				
316401	U	WINDOW:EASE OIL BUTTS ADJUST ANY METAL Window:Ease and oil butts to metal window including force open if necessary, strip paint, file and grind edges, ease hinges to metal window, touch up decorations internally to match existing and prepare for redecoration externally.	NO	14.04
316405	R	WINDOW:RENEW WEATHER/DRAUGHT PROOFING METAL Window:Renew proprietary weather/draught proofing to any opening light to metal window and adjust window as necessary to ensure effective operation.	IT	25.79
316407	E	WINDOW:OVERHAUL METAL Window:Overhaul any type of metal window, dismantle as necessary and subsequently reassemble including freeing, easing, oiling and adjusting casements to give correct operation, including file and grind edges, renew fixing screws, remove, refit or renew ironmongery as necessary, rake out and renew defective putty and mastic, touch up decorations internally to match existing and remove waste and debris.	NO	54.44
Windows - Aluminium - Repairs				
317201	U	WINDOW:EASE OIL BUTTS ADJUST ANY ALUMINIUM Window:Ease and oil butts to any type of aluminium window including renewing runners if necessary.	NO	12.73
317205	E	WINDOW:OVERHAUL ALUMINIUM Window:Overhaul any type of aluminium window, dismantle as necessary and subsequently reassemble including freeing, easing and adjusting casements to give correct operation, renew fixing screws, remove, refit or renew ironmongery as necessary, rake out and renew defective sealants and mastic, make good.	NO	54.44
318401	R	WINDOW/DOOR:RENEW ALUMINIUM INSULATED PANEL Window or Door:Renew external quality aluminium faced both sides double insulated infill panel to frame, including remove weatherseal, refix or renew beads, bedded in putty or silicone sealant, renew weatherseal and remove waste and debris.	SM	427.61
Windows - PVCu - Repairs				
318101	R	WINDOW:RENEW FANLIGHT PVCU SASH Window:Renew any size and type of fanlight sash to PVCu window including double glazing and all ironmongery and make good.	NO	90.45
318103	R	WINDOW:RENEW SIDE HUNG PVCU SASH Window:Renew any size and type of sidehung sash to PVCu window	NO	175.23

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		including double glazing and all ironmongery and make good.		
318105	R	WINDOW:RENEW TRICKLE VENT TO PVCU Window:Renew or repair any trickle vent to PVCu window.	IT	16.43
318107	R	WINDOW:RENEW HANDLE TO PVCU Window:Renew any defective or broken handle to PVCu window including remove existing, check, lubricate operating mechanism, renew handle to match existing and test.	NO	16.67
318108	U	WINDOW:RENEW LOCKING HANDLE TO PVCU Window:Renew any defective or broken locking handle to PVCu window including remove existing, check, lubricate operating mechanism, renew handle to match existing and test.	NO	19.98
318109	R	WINDOW:RENEW HINGE TO PVCU Window:Renew any defective or broken hinge to PVCu window including remove existing and renew hinge to match existing and remove waste and debris.	NO	15.80
318111	U	WINDOW:RENEW ESPAGNOLETTE LOCK TO PVCU Window:Renew any defective or broken espagnolette locking mechanism to PVCu window including remove existing and renew to match existing and test.	IT	27.39
318113	R	WINDOW:RENEW SEALING GASKET TO PVCU Window:Renew sealing gasket to any opening light of PVCu window (per opening light).	IT	12.91
318115	U	WINDOW:CHECK LUBRICATE FITTINGS TO PVCU Window:Check operation of all fittings and operating mechanisms to PVCu window complete including lubricate and adjust as necessary.	IT	11.26
318117	E	WINDOW:EASE AND ADJUST PVCU SASH Window:Ease and adjust PVCu sash including realign as necessary.	IT	19.75
318119	E	WINDOW:OVERHAUL TILT TURN MECHANISM TO PVCU Window:Check operation of tilt and turn mechanism to PVCu window including overhaul, lubricate and adjust as necessary.	NO	38.22
318121	U	WINDOW:RENEW TILT TURN MECHANISM TO PVCU Window:Renew any tilt and turn mechanism complete to PVCu window of any size to match existing, including remove existing, test and leave in proper working order and remove waste and debris.	NO	165.88
318123	U	WINDOW:CHILD RESTRICTOR TO PVCU Window:Renew or supply and fix new adjustable child proof restrictor/catch to any type of PVCu window including removing existing fitting.	NO	40.58
318125	U	WINDOW:OVERHAUL PVCU Window:Overhaul any type of PVCu window, dismantle as necessary and subsequently reassemble including freeing, easing and adjusting casements to give correct operation, renew fixing screws, remove, refit or renew ironmongery as necessary, check, lubricate operating mechanism, renew gaskets, make good and test.	NO	54.44
318151	R	WINDOW:RENEW GLAZING BEAD TO PVCU Window:Renew any type of defective PVCu glazing bead including remove existing bead, clean, prepare and supply and fit new bead to match existing including all cutting, mitres, sealing with silicone sealant as necessary.	LM	12.43

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ITEM	PRI	DESCRIPTION	UNIT	RATE
318155	R	WINDOW:RENEW OPENER GASKET TO PVCU Window:Renew gasket to any style of PVCu window opening light.	LM	5.06
318157	R	WINDOW:RENEW FRICTION STAY TO PVCU Window:Renew any type of stay with stainless steel friction stay to PVCu window.	NO	16.93
318159	R	WINDOW:RENEW RESTRAINING WEDGES TO PVCU Window:Renew plastic restraining wedges to friction stay guide to PVCu window.	NO	5.55
318161	R	WINDOW:RENEW RESTRICTOR STAY TO PVCU Window:Renew restrictor stay to match existing to PVCu window.	NO	16.68
318163	R	WINDOW:RENEW LOCKING HANDLE TO PVCU LOCKING PLATE Window:Renew any type of window handle and striker plate with 'Securistyle Empress' locking plate to PVCu window.	NO	22.86
318165	R	WINDOW:RENEW DRIP MOULD BEAD TO PVCU Window:Renew drip mould bead to PVCu window and make good.	LM	7.71
318167	R	WINDOW:PROVIDE DRIP MOULD BEAD TO PVCU Window:Provide standard section PVCu drip mould bead, fix to PVCu window and make good.	LM	6.04
318169	R	WINDOW:PROVIDE 30MM EXTENSION FLANGE TO PVCU Window:Provide 30mm standard section PVCu extension flange, fix to PVCu window and make good.	LM	7.54
318171	R	WINDOW:PROVIDE 45MM EXTENSION FLANGE TO PVCU Window:Provide 45mm standard section PVCu extension flange, fix to PVCu window and make good.	LM	7.61
318173	R	WINDOW:PROVIDE 30MM BOX EXTENSION TO PVCU Window:Provide 30mm PVCu box extension piece, fix to PVCu window and make good.	LM	13.04
318175	R	WINDOW:PROVIDE 45MM BOX EXTENSION TO PVCU Window:Provide 45mm PVCu box extension piece fix to PVCu window and make good.	LM	14.01
318177	R	WINDOW:RENEW DRAIN CAPS TO PVCU Window:Renew any missing or broken drain caps to PVCu window (per window).	IT	2.14
318179	R	WINDOW:REPOINT SILICONE TO PVCU FRAME Window:Rake out, prepare and repoint with silicone mastic sealant complete around any external face of PVCu window frame.	LM	5.22
318181	R	WINDOW:RENEW QUADRANT FILLET TO PVCU Window:Renew cellular PVCu quadrant cover fillet fixed with approved adhesive or other approved concealed fixing method internally around windows make good plasterwork and decorations.	LM	9.37
318185	R	WINDOW:RENEW CILL TO PVCU Window:Renew standard section PVCu cill to PVCu window, remove existing cill, clean, prepare and supply and fit new cill to match existing including end caps, all cutting, mitres, sealing with silicone sealant as necessary and make good.	LM	39.42

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ITEM	PRI	DESCRIPTION	UNIT	RATE
318187	R	WINDOW:PROVIDE CILL TO PVCU Window:Provide standard section PVCu cill to PVCu window clean, prepare and supply and fit new cill including end caps all cutting, mitres, sealing with silicone sealant as necessary and make good.	LM	35.55
318189	R	WINDOW:RENEW CILL ENDS TO PVCU Window:Renew any missing or broken cill ends to PVCu window (per window).	NO	4.48
Windows - PVCu - Overhaul				
318301	U	WINDOWS/DOORS:PVCU 1 BED HOUSE CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 1 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, checking operation of all fittings and operating mechanisms, lubricating and adjusting as necessary to give correct operation, replace any missing fixings, recording any other defects requiring repair/replacement and provide written report to Client Representative, clean all surfaces/profiles externally using proprietary cleaner, wash and dry off.	IT	61.73
318303	U	WINDOWS/DOORS:PVCU 2 BED HOUSE CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 2 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, checking operation of all fittings and operating mechanisms, lubricating and adjusting as necessary to give correct operation, replace any missing fixings, recording any other defects requiring repair/replacement and provide written report to Client Representative, clean all surfaces/profiles externally using proprietary cleaner, wash and dry off.	IT	77.09
318305	U	WINDOWS/DOORS:PVCU 3 BED HOUSE CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 3 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, checking operation of all fittings and operating mechanisms, lubricating and adjusting as necessary to give correct operation, replace any missing fixings, recording any other defects requiring repair/replacement and provide written report to Client Representative, clean all surfaces/profiles externally using proprietary cleaner, wash and dry off.	IT	86.89
318307	U	WINDOWS/DOORS:PVCU 4 BED HOUSE CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 4 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, checking operation of all fittings and operating mechanisms, lubricating and adjusting as necessary to give correct operation, replace any missing fixings, recording any other defects requiring repair/replacement and provide written report to Client Representative, clean all surfaces/profiles externally using proprietary cleaner, wash and dry off.	IT	99.47
318309	U	WINDOWS/DOORS:PVCU 5 BED HOUSE CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 5 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, checking operation of all fittings and operating mechanisms, lubricating and adjusting as necessary to give correct operation, replace any missing fixings, recording any other defects requiring repair/replacement and provide written report to Client Representative, clean all surfaces/profiles externally using proprietary cleaner, wash and dry off.	IT	109.27

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ITEM	PRI	DESCRIPTION	UNIT	RATE
318311	U	WINDOWS/DOORS:PVCU 1 BED FLAT CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 1 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, checking operation of all fittings and operating mechanisms, lubricating and adjusting as necessary to give correct operation, replace any missing fixings, recording any other defects requiring repair/replacement and provide written report to Client Representative, clean all surfaces/profiles externally using proprietary cleaner, wash and dry off.	IT	48.80
318313	U	WINDOWS/DOORS:PVCU 2 BED FLAT CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 2 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, checking operation of all fittings and operating mechanisms, lubricating and adjusting as necessary to give correct operation, replace any missing fixings, recording any other defects requiring repair/replacement and provide written report to Client Representative, clean all surfaces/profiles externally using proprietary cleaner, wash and dry off.	IT	54.71
318315	U	WINDOWS/DOORS:PVCU 3 BED FLAT CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 3 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, checking operation of all fittings and operating mechanisms, lubricating and adjusting as necessary to give correct operation, replace any missing fixings, recording any other defects requiring repair/replacement and provide written report to Client Representative, clean all surfaces/profiles externally using proprietary cleaner, wash and dry off.	IT	72.85
318317	U	WINDOWS/DOORS:PVCU 4 BED FLAT CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 4 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, checking operation of all fittings and operating mechanisms, lubricating and adjusting as necessary to give correct operation, replace any missing fixings, recording any other defects requiring repair/replacement and provide written report to Client Representative, clean all surfaces/profiles externally using proprietary cleaner, wash and dry off.	IT	88.21
318319	U	WINDOWS/DOORS:PVCU 5 BED FLAT CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 5 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, checking operation of all fittings and operating mechanisms, lubricating and adjusting as necessary to give correct operation, replace any missing fixings, recording any other defects requiring repair/replacement and provide written report to Client Representative, clean all surfaces/profiles externally using proprietary cleaner, wash and dry off.	IT	92.45
Security Grilles				
318351	R	WINDOW:SUPPLY AND FIT SECURITY GRILL TO WINDOW Window:Supply and fit 2.5mmx25mm square mesh window guard to any size window consisting of galvanised weldmesh spot welded to galvanised steel frame complete with fixings and locking bars.	SM	208.11
318353	X	WINDOW SECURITY GRILL:REMOVE RESIDENTS METAL GRILL Window Security Grill:Remove residents own metal security grill from any window including dismantling, cutting, making good to finishes and decorations, remove waste and debris.	SM	23.99
318355	X	DOOR SECURITY GRILL:REMOVE RESIDENTS METAL GRILL Door Security Grill:Remove residents own metal security grill from any door including dismantling, cutting, making good to finishes and decorations,	SM	29.55

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		remove waste and debris.		
318557	U	WINDOW:OVERHAUL METAL GRILLE Window:Overhaul any type of metal window grille, dismantle as necessary and subsequently reassemble including removal and reinstallation of grill, touch up decorations to match existing, remove waste and debris.	NO	81.33
Windows and Door Frames - Silicone Pointing				
318201	U	DOOR FRAME:RAKE OUT AND REPOINT SEALANT Door Frame:Rake out, prepare and repoint with silicone mastic sealant complete around any door frame of any size (per face).	IT	19.27
318203	U	WINDOW FRAME:RAKE OUT AND REPOINT Window Frame:Rake out, prepare and repoint with silicone mastic sealant complete around any window frame (per face).	IT	20.73
318207	R	WINDOW FRAME:SUPPLY AND FIX BEAD OR SEALANT Window Frame:Supply and fix suitable size PVCu quadrant or flexible PVC cover trim fixed with silicone mastic sealant to form a neat clean beaded surround, to jambs and head of any window frame, any location internally and ne 2 storeys externally, including raking out existing defective sealant, hacking back plaster or render as necessary, cleaning and notching new quadrant/trim around all obstructions (per face).	IT	41.14
Doorsets - FD30S				
322201	R	DOORSET:FD30S DOORSET Doorset:Renew any external or communal door with any size panelled, glazed or partially glazed or similar proprietary composite steel with CFC free rigid foam insulation core or GRP with CFC free rigid phenolic foam insulation composite high performance FD30S doorset, prefinished, preglazed, with fire rated glass and prehung to and including factory applied coated hardwood door frame, including new multipoint lock, door furniture, keeps, cylinder lock with thumb turn, proprietary fire rated letter plate, numerals, self-closer, proprietary drop down door threshold, fix frame and threshold to structure, seal around frame and threshold, complete with all weatherseals, acoustic, intumescent and smoke seals, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	1472.90
322203	R	DOORSET:FD30S DOORSET FANLIGHT NE 0.50SM Doorset:Renew any external or communal door with any size panelled, glazed or partially glazed or similar proprietary composite steel with CFC free rigid foam insulation core or GRP with CFC free rigid phenolic foam insulation composite high performance FD30S doorset, prefinished, preglazed, with fire rated glass and prehung to and including factory applied coated hardwood door frame and fanlight ne 0.50sm, including new multipoint lock, door furniture, keeps, cylinder lock with thumb turn, proprietary fire rated letter plate, numerals, self-closer, proprietary drop down door threshold, fix frame and threshold to structure, seal around frame and threshold, complete with all weatherseals, acoustic, intumescent and smoke seals make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	1803.94

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ITEM	PRI	DESCRIPTION	UNIT	RATE
322205	R	DOORSET:FD30S DOORSET FANLIGHT NE1.00SM Doorset:Renew any external or communal door with any size panelled, glazed or partially glazed or similar proprietary composite steel with CFC free rigid foam insulation core or GRP with CFC free rigid phenolic foam insulation composite high performance FD30S doorset, prefinished, preglazed, with fire rated glass and prehung to and including factory applied coated hardwood door frame and fanlight over 0.50 and ne 1.00sm, including new multipoint lock, door furniture, keeps, cylinder lock with thumb turn, proprietary fire rated letter plate, numerals, self-closer, proprietary drop down door threshold, fix frame and threshold to structure, seal around frame and threshold, complete with all weatherseals, acoustic, intumescent and smoke seals make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	2207.49
322207	R	DOORSET:FD30S DOORSET SIDELIGHT NE 1.00SM Doorset:Renew any external or communal door with any size panelled, glazed or partially glazed or similar proprietary composite steel with CFC free rigid foam insulation core or GRP with CFC free rigid phenolic foam insulation composite high performance FD30S doorset, prefinished, preglazed, with fire rated glass and prehung to and including factory applied coated hardwood door frame and sidelight ne 1.00sm, including new multipoint lock, door furniture, keeps, cylinder lock with thumb turn, proprietary fire rated letter plate, numerals, self-closer, proprietary drop down door threshold, fix frame and threshold to structure, seal around frame and threshold, complete with all weatherseals, acoustic, intumescent and smoke seals, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	2394.03
322209	R	DOORSET:FD30S DOORSET SIDELIGHT OVER 1.00SM Doorset:Renew any external or communal door with any size panelled, glazed or partially glazed or similar proprietary composite steel with CFC free rigid foam insulation core or GRP with CFC free rigid phenolic foam insulation composite high performance FD30S doorset, prefinished, preglazed, with fire rated glass and prehung to and including factory applied coated hardwood door frame and sidelight exceeding 1.00sm, including new multipoint lock, door furniture, keeps, cylinder lock with thumb turn, proprietary fire rated letter plate, numerals, self-closer, proprietary drop down door threshold, fix frame and threshold to structure, seal around frame and threshold, complete with all weatherseals, acoustic, intumescent and smoke seals, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	2978.94
322211	R	DOORSET:FD30S DOORSET FANLIGHT SIDELIGHT NE 1SM Doorset:Renew any external or communal door with any size panelled, glazed or partially glazed or similar proprietary composite steel with CFC free rigid foam insulation core or GRP with CFC free rigid phenolic foam insulation composite high performance FD30S doorset, prefinished, preglazed, with fire rated glass and prehung to and including factory applied coated hardwood door frame and fanlight not exceeding 0.50sm and sidelight ne 1.00sm, including new multipoint lock, door furniture, keeps, cylinder lock with thumb turn, proprietary fire rated letter plate, numerals, self-closer, proprietary drop down door threshold, fix frame and threshold to structure, seal around frame and threshold, complete with all weatherseals, acoustic, intumescent and smoke seals, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	3324.50
322213	R	DOORSET:FD30S DOORSET FANLIGHT SIDELIGHT OVER 1SM Doorset:Renew any external or communal door with any size panelled, glazed or partially glazed or similar proprietary composite steel with CFC free rigid foam insulation core or GRP with CFC free rigid phenolic foam insulation	NO	3747.26

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		composite high performance FD30S doorset, prefinished, preglazed, with fire rated glass and prehung to and including factory applied coated hardwood door frame and fanlight ne 1.00sm and sidelight exceeding 1.00sm, including new multipoint lock, door furniture, keeps, cylinder lock with thumb turn, proprietary fire rated letter plate, numerals, self-closer, proprietary drop down door threshold, fix frame and threshold to structure, seal around frame and threshold, complete with all weatherseals, acoustic, intumescent and smoke seals, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.		
		Doorsets - Entrance Fire - Glazed 1 Panel		
323801	R	ENT FIRE DOORSET:RENEW ONE GLAZED FD30 NO FANLIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 glazed door style G1 (one glass panel) doorset (Safer Homes Range 30-G1), door glazed with one fire multishield P1A EV multidirectional laminated double glazed unit certified to EN356 P1A glazed panel, with hardwood frame, complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	2037.39
323803	R	ENT FIRE DOORSET:RENEW 1 GLAZD FD30 SOLID FANLIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 glazed door style G1 (one glass panel) doorset (Safer Homes Range 30-G1), door glazed with one fire multishield P1A EV multidirectional laminated double glazed unit certified to EN356 P1A glazed panel, with hardwood frame and fanlight, complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, solid fanlight panel, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	2424.11
323805	R	ENT FIRE DOORSET:RENEW 1 GLAZED FD30 GL FANLIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 glazed door style G1 (one glass panel) doorset (Safer Homes Range 30-G1), door glazed with one fire multishield P1A EV multidirectional laminated double glazed unit certified to EN356 P1A glazed panel, with hardwood frame, and fanlight complete with cill if required doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, laminated double glazed unit certified	IT	2475.36

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		to EN356 P1A fanlight panel, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.		
323807	R	ENT FIRE DOORSET:RENEW 1 GLAZED FD30 GL SIDELIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 glazed door style G1 (one glass panel) doorset (Safer Homes Range 30-G1), door glazed with one fire multishield P1A EV multidirectional laminated double glazed unit certified to EN356 P1A glazed panel, with hardwood frame and two panel (upper glazed, lower solid) sidelight, complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, laminated double glazed unit certified to EN356 P1A upper sidelight panel, lower solid sidelight panel, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	2914.58
323809	R	ENT FIRE DOORSET:RENEW 1 GLAZED FD30 FAN+SIDELIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 glazed door style G1 (one glass panel) doorset (Safer Homes Range 30-G1), door glazed with one fire multishield P1A EV multidirectional laminated double glazed unit certified to EN356 P1A glazed panel, with hardwood frame and two panel (upper glazed, lower solid) sidelight and glazed fanlight, complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, laminated double glazed unit certified to EN356 P1A fanlight and upper sidelight panel, lower solid sidelight panel, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	3003.75
Doorsets - Entrance Fire - Glazed 2 Panel				
323901	R	ENT FIRE DOORSET:RENEW TWO GLAZED FD30 NO FANLIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 glazed door style G2 (two glass panel) doorset (Safer Homes Range 30-G2), door glazed with two fire multishield P1A EV multidirectional laminated double glazed units certified to EN356 P1A glazed panel, with hardwood frame,	IT	2395.96

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handleset to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.		
323903	R	ENT FIRE DOORSET:RENEW 2 GLAZD FD30 SOLID FANLIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 glazed door style G2 (two glass panel) doorset (Safer Homes Range 30-G2), door glazed with two fire multishield P1A EV multidirectional laminated double glazed units certified to EN356 P1A glazed panel, with hardwood frame and fanlight, complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, solid fanlight panel, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	2770.87
323905	R	ENT FIRE DOORSET:RENEW 2 GLAZED FD30 GL FANLIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 glazed door style G2 (two glass panel) doorset (Safer Homes Range 30-G2) door glazed with two fire multishield P1A EV multidirectional laminated double glazed units certified to EN356 P1A glazed panel, with hardwood frame, and fanlight complete with cill if required doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, laminated double glazed unit certified to EN356 P1A fanlight panel, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	2833.68
323907	R	ENT FIRE DOORSET:RENEW 2 GLAZED FD30 GL SIDELIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 glazed door style G2 (two glass panel) doorset (Safer Homes Range 30-G2), door glazed with two fire multishield P1A EV multidirectional laminated double glazed units certified to EN356 P1A glazed panel, with hardwood frame and two panel (upper glazed, lower solid) sidelight, complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1,	IT	2924.09

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, laminated double glazed unit certified to EN356 P1A upper sidelight panel, lower solid sidelight panel, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.		
323909	R	ENT FIRE DOORSET:RENEW 2 GLAZED FD30 FAN+SIDELIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 glazed door style G2 (two glass panel) doorset (Safer Homes Range 30-G2), door glazed with two fire multishield P1A EV multidirectional laminated double glazed units certified to EN356 P1A glazed panel, with hardwood frame and two panel (upper glazed, lower solid) sidelight and glazed fanlight, complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, laminated double glazed unit certified to EN356 P1A fanlight and upper sidelight panel, lower solid sidelight panel, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	3710.89
Doorsets - Entrance Fire - Solid				
323701	R	ENT FIRE DOORSET:RENEW SOLID FD30 NO FANLIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 solid door style doorset (Safer Homes Range 30) with hardwood frame, complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	1569.39
323703	R	ENT FIRE DOORSET:RENEW SOLID FD30 SOLID FANLIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 solid door style doorset (Safer Homes Range 30) with hardwood frame and fanlight, complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24	IT	1944.56

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		for security and Secure by design, all to BMTRADA, solid fanlight panel, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.		
323707	R	ENT FIRE DOORSET:RENEW SOLID FD30 GLAZED SIDELIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 solid door style doorset with (Safer Homes Range 30) with hardwood frame and two panel (upper glazed, lower solid) sidelight, complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, laminated double glazed unit certified to EN356 P1A upper sidelight panel, lower solid sidelight panel, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	2446.61
323705	R	ENT FIRE DOORSET:RENEW SOLID FD30 GLAZED FANLIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 solid door style doorset (Safer Homes Range 30) with hardwood frame and fanlight, complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, laminated double glazed unit certified to EN356 P1A fanlight panel stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handle set to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	2007.39
323709	R	ENT FIRE DOORSET:RENEW SOLID FD30 GL FAN+SIDELIGHT Entrance Fire Doorset:Renew existing door and frame with standard size Gerda Security or equal and approved self-finished engineered FD30 solid door style doorset with (Safer Homes Range 30) with hardwood frame and two panel (upper glazed, lower solid) sidelight and glazed fanlight, complete with cill if required, doorset tested to EN1634-1 for fire and to EN1634-3 for smoke, to BS6375/1, 2 and 3 for weathering and durability, doorset to ENISO 10071 for thermal insulation, doorset to PAS24 for security and Secure by design, all to BMTRADA, laminated double glazed unit certified to EN356 P1A fanlight and upper sidelight panel, lower solid sidelight panel, stainless steel hinges, seals, surface mounted cam action door closer, smooth action multipoint locking system with handleset to external and thumbturn to internal face, fire rated satin chrome letterplate, satin chrome door chain or	IT	2884.61

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		door limiter, door viewer and numerals, and door knocker, take out existing door and frame, fit new doorset in accordance with manufacturer's technical data sheet, independent installation inspection, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.		
		Doors - External - Flush		
323001	R	DOOR:RENEW FLUSH EXTERNAL Door:Renew communal door with any size external quality flush door and hang on 1.5 pair butts, fix new mortice dead lock, furniture and keep, including cutting/adapting mortice in door to suit, fix new weathermould, adjust stops, ease rebates, fix seals etc., cut out and make good to frame to suit new position of butts, weathermould, lock, rebate door bottom as necessary and fit new waterbar if required complete with all weatherseals, decorate to match existing and remove waste and debris.	NO	340.54
323003	R	DOOR:RENEW FLUSH GLAZED EXTERNAL Door:Renew communal door with any size external quality flush door with glazed 6.8mm laminated safety glass panel and hang on 1.5 pair butts, fix new mortice dead lock, furniture and keep, including cutting/adapting mortice in door to suit, fix new weathermould, adjust stops, ease rebates, fix seals etc., cut out and make good to frame to suit new position of butts, weathermould, lock, rebate door bottom as necessary and fit new waterbar if required complete with all weatherseals, decorate to match existing and remove waste and debris.	NO	405.68
		Doors - External - Firecheck Flush		
323101	R	DOOR:RENEW FD30 FLUSH FRONT DOOR Door:Renew front door with any size 0.50hr flush firecheck door and hang on 1.5 pair butts, fix new mortice lock, furniture and keep, pair bolts, cylinder latch and pull, door closer, security restraint device, fire rated letter plate including cutting/adapting mortice in door to suit, numerals, fix new weathermould, adjust stops, ease rebates, fix intumescent strips seals etc., cut out and make good to frame to suit new position of butts, weathermould, lock and latch, rebate door bottom as necessary and fit new waterbar if required complete with all weatherseals, acoustic, intumescent and smoke seals, and decorate to match existing and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	574.01
323103	R	DOOR:RENEW FD60 FLUSH FRONT DOOR Door:Renew front door with any size 1.00hr flush firecheck door and hang on 1.5 pair butts, fix new mortice lock, furniture and keep, pair bolts, cylinder latch and pull, security restraint device letter plate including cutting/adapting mortice in door to suit, numerals, fix new weathermould, adjust stops, ease rebates, fix intumescent strips, seals etc., cut out and make good to frame to suit new position of butts, weathermould, lock and latch, rebate door bottom as necessary and fit new waterbar if required and decorate to match existing internally and prepare for decoration externally and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	762.30
323105	R	DOOR:RENEW FD30 FLUSH COMMUNAL DOOR Door:Renew communal door with any size half hour FD30 flush firecheck door and hang on 1.5 pair butts, fix new mortice dead lock, furniture and keep, door closer, including cutting/adapting mortice in door to suit, fix new weathermould, adjust stops, ease rebates, fix intumescent strips seals etc., cut out and make good to frame to suit new position of butts, weathermould,	NO	416.43

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		lock, rebate door bottom as necessary and fit new waterbar if required and decorate to match existing internally and prepare for redecoration externally and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.		
323107	R	DOOR:RENEW FD60 FLUSH COMMUNAL DOOR Door:Renew communal door with any size one hour FD60 flush firecheck door and hang on 1.5 pair butts, fix new firecheck door and hang on 1.5 pair butts, fix new mortice dead lock, furniture and keep, door closer, including cutting/adapting mortice in door to suit, fix new weathermould, adjust stops, ease rebates, fix intumescent strips seals etc., cut out and make good to frame to suit new position of butts, weathermould, lock, rebate door bottom as necessary and fit new waterbar if required and decorate to match existing internally and prepare for redecoration externally and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	568.11
Doors - External - PVCu Residential Type				
323501	R	DOORSET:RENEW PVCU PANELLED GLAZED DOOR AND FRAME Doorset:Renew any type door and frame with any size PVCu panelled/half glazed door, double glazed internally with 20mm thick, hermetically sealed unit, PVCu frame, prehung, complete with multipoint locking system, handles, threshold and integral weather seals, remove existing and fix new to prepared opening using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant, make good all finishes internally and externally, and remove waste and debris.	NO	497.22
323503	R	DOORSET:RENEW PVCU 2 PANEL DOOR AND FRAME Doorset:Renew any type door and frame with any size PVCu two panel/half glazed door, double glazed internally with hermetically sealed unit, PVCu frame, prehung, complete with multipoint locking system, handles, threshold and integral weather seals, remove existing and fix new to prepared opening using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant, make good all finishes internally and externally.	NO	536.66
323505	R	DOOR:RENEW PVCU PANELLED GLAZED DOOR Door:Renew any door with any size PVCu panelled/half glazed door, double glazed internally with hermetically sealed unit hanging to existing PVCu frame on new hinges, complete with multipoint locking system, handles, threshold and integral weather seals, remove existing door and clear away, make good all finishes internally and externally.	NO	404.76
323507	R	DOOR:RENEW PVCU 2 PANEL DOOR Door:Renew any door with any size PVCu two panel/half glazed door, double glazed internally with hermetically sealed unit, hanging to existing PVCu frame on new hinges, complete with multipoint locking system, handles, threshold and integral weather seals, and remove waste and debris, make good all finishes internally and externally.	NO	416.46
323509	R	DOOR:RENEW PVCU TILT AND TURN FRENCH DOOR Door:Renew any type door and frame with pair of any size ne 5.00sm PVCu french tilt/turn door, double glazed internally 20mm thick, hermetically sealed unit, PVCu frame, prehung, complete with multipoint locking system, handles, threshold and integral weather seals, remove existing and fix new to prepared opening using cleats or screw bolts, seal around externally with flexible foam strip and silicone sealant, make good all finishes internally and externally.	IT	1222.45

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Doors - External - Repairs - Timber				
324101	U	DOOR:EASE ADJUST INCLUDING REMOVE Door:Ease and adjust door, hung on upto 1.5 pairs of butt hinges, including remove and rehang door as necessary and make good to butt recesses to frame and touch up decorations and remove waste and debris.	NO	19.60
324107	R	DOOR:REFIX LOOSE GLAZING BEADS Door:Refix loose glazing beads to door including bedding and sealing with sealant (per door).	NO	10.26
324109	R	DOOR:RENEW PLYWOOD PANEL Door:Renew 9mm external quality plywood panel size 610x610mm to door or frame, including remove weatherseal, refix or renew beads, bedded in putty or silicone sealant, renew weatherseal and decorate to match existing and remove waste and debris.	NO	38.97
324110	R	DOOR:REFIX PLYWOOD PANEL Door:Remove and refix external quality plywood panel to door or frame, including remove weatherseal, refix or renew beads, bedded in putty or silicone sealant, renew weatherseal and touch up decorations to match existing and remove waste and debris.	SM	31.50
324111	R	DOOR:PATCH OR REPAIR DOOR STILE Door:Patch, repair hanging or closing stile of softwood door including cut out and splice in new timber upto 600mm long, decorate to match existing and remove waste and debris.	NO	31.82
324113	R	DOOR:RENEW SOFTWOOD DOOR STILE Door:Renew closing stile to softwood door, remove glass or plywood panels and beads and set aside, take down door and remove hinges, remove ironmongery and set aside, cut out defective stile to top, bottom rails, refix glass or plywood panels and beads, refix ironmongery, ease and adjust door, decorate to match existing and remove waste and debris.	IT	88.74
324115	R	DOOR:SUPPLY AND FIX WEATHERBOARD Door:Supply and fix preservative treated redwood weatherboard to door, bedded and pointed in sealant, cut out base of door frame to accommodate weatherboard and decorate to match existing and remove waste and debris.	NO	18.41
324116	U	DOOR:RENEW WEATHERBOARD Door:Remove existing and supply and fix preservative treated redwood weatherboard to door, bedded and pointed in sealant, cut out base of door frame to accommodate weatherboard and decorate to match existing and remove waste and debris.	NO	24.84
324117	R	DOOR:PROVIDE HARDWOOD RAIN DEFLECTOR Door:Supply and fix 50x19mm hardwood bevelled rain deflector with neoprene or rubber flexible pad at bottom, bedded in sealant and screwed to face of door.	NO	18.15
324119	R	DOOR:RENEW HARDWOOD GLAZING BEADS Door:Renew with preservative treated hardwood rebated splayed and twice rounded glazing beads of any size and of any profile including mitres and ends to door, bedding and pointing with sealant and decorate to match existing and remove waste and debris.	LM	14.32
324121	R	DOOR:RENEW HARDWOOD DOOR STILE Door:Renew closing stile to hardwood door, remove glass or plywood panels and beads and set aside, take down door and remove hinges, remove	IT	133.27

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		ironmongery and set aside, cut out defective stile to top, middle and bottom rails, refix glass or plywood panels and beads, refix ironmongery, ease and adjust door, decorate to match existing and remove waste and debris.		
324123	U	DOOR:OVERHAUL EXTERNAL COMPLETE Door:Overhaul external door and frame complete, remove all iron- mongery, piece out door, frame and architraves where ironmongery removed make good any damage, defects to timber, resecure architraves if loose, rehang door on 1.5 pair of butt hinges, ease and adjust, touch up decorations to match existing and remove waste and debris.	NO	111.76
324125	U	DOOR:OVERHAUL EXTERNAL COMPLETE FANLIGHT Door:Overhaul external door and frame with fanlight complete, remove all ironmongery, piece out door, frame, and architraves where ironmongery removed make good any damage, defects to timber, resecure glazing beads, architraves if loose, rehang door on 1.5 pair of butt hinges, ease and adjust, reglaze fanlight as necessary to BS 6262, touch up decorations to match existing and remove waste and debris.	NO	133.98
328105	R	DOOR:RENEW BOARD TO LEDGED AND BRACED DOOR Door:Renew 114x25mm preservative treated softwood tongued and grooved board to ledged and braced door and decorate to match existing and remove waste and debris.	IT	31.19
328107	R	DOOR:RENEW LEDGE OR BRACE TO DOOR Door:Renew 105x20mm preservative treated softwood ledge or brace to ledged and braced door, decorate to match existing and remove waste and debris.	IT	17.87
Doors - External - Repairs - PVCu/Composite				
325101	R	DOOR:RENEW ANY BUTT HINGE TO PVCU/COMPOSITE Door:Renew any butt hinge to PVCu or composite door.	NO	17.56
325103	E	DOOR:OVERHAUL MULTIPOINT LOCK TO PVCU/COMPOSITE Door:Overhaul and lubricate multipoint locking system to PVCu or composite door.	IT	16.82
325105	U	DOOR:RENEW MULTIPOINT LOCK TO PVCU/COMPOSITE Door:Renew any defective or broken multipoint door locking system complete to PVCu or composite door, adapt keep if necessary, including remove existing, test and leave in working proper working order and remove waste and debris.	NO	147.02
325107	U	DOOR:ADJUST LOCK TO PVCU/COMPOSITE Door:Carefully remove existing PVCu or composite door lock, ease and adjust door in order to ensure correct working, refix existing lock.	NO	36.28
325109	U	DOOR:RENEW LOCK CYLINDER TO PVCU/COMPOSITE Door:Renew any type of lock cylinder to PVCu or composite door including drilling out old cylinder, replacing with new matching cylinder complete with 2 No. keys, make good, test and leave in proper working order and remove waste and debris.	NO	42.13
325111	U	DOOR:RENEW LOCK CATCH OR KEEP TO PVCU/COMPOSITE Door:Renew any door catch or keep to PVCu or composite door including all adjustment and making good necessary.	NO	18.45
325113	U	DOOR:REPAIR HANDLES TO PVCU/COMPOSITE Door:Repair any type of door handle to PVCu or composite door including	NO	19.60

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		carefully removing and refixing as necessary and making good.		
325115	U	DOOR:RENEW HANDLES TO PVCu/COMPOSITE Door:Carefully remove existing pair of lever handles and plates and remove from site, provide and fix new set of lever handles and plates to PVCu or composite door (per set).	NO	40.53
325117	U	DOOR:OVERHAUL PVCu/COMPOSITE Door:Overhaul any type of PVCu/composite glazed door, including remove door from frame, adjust door locking mechanisms and hinges to ensure that door operates correctly, rehang door, remove, refix or renew ironmongery as necessary, check lubricate operating mechanisms, renew gaskets and seals, make good and test.	NO	62.60
325123	U	DOOR:RENEW PANEL NE 0.5SM TO PVCu/COMPOSITE Door:Renew or supply and fix composite insulated panel PVCu faced both sides to PVCu or composite door, fixed with and including matching PVCu trim and beading, carefully remove existing defective and redundant panel or glazing and making good, any size ne 0.50sm and remove waste and debris.	NO	73.48
325125	U	DOOR:RENEW PANEL 0.5-1.0SM TO PVCu/COMPOSITE Door:Renew or supply and fix composite insulated panel PVCu faced both sides to PVCu or composite door, fixed with and including matching PVCu trim and beading, carefully remove existing defective and redundant panel or glazing and making good, any size over 0.50sm and ne 1.00sm and remove waste and debris.	NO	97.19
325127	R	DOOR:RENEW LETTERPLATE TO PVCu/COMPOSITE Door:Carefully remove existing telescopic letter plate and remove from site, provide and fix new telescopic letter plate to PVCu or composite door.	NO	60.38
325129	R	DOOR:RENEW DRAUGHT-PROOFING TO PVCu/COMPOSITE Door:Carefully remove existing draught-proofing around frame and remove from site, provide and fix new PVCu or neoprene draught-proofing to PVCu or composite door frame.	NO	50.69
325131	R	DOOR:RENEW DOOR CLOSER TO PVCu/COMPOSITE Door:Carefully remove existing surface mounted door closer and remove from site, provide and fix new surface mounted door closer to PVCu or composite door.	NO	56.83
325133	R	DOOR:RENEW THRESHOLD TO PVCu/COMPOSITE Door:Carefully remove existing threshold plate and remove from site, provide and fix new drop down threshold plate to PVCu or composite.	NO	38.14
Doors - External - Galvanised Steel (Crittall)				
326105	U	DOOR:EASE OIL AND ADJUST STEEL Door:Ease including force open if necessary, strip paint, file and grind edges, ease and oil hinges to steel door.	NO	19.60
326107	R	DOOR:RENEW LOCK TO STEEL Door:Renew lock to any Crittall type of steel door including remove existing and fix new, make all necessary adjustments to door frame, make good decorations and provide 2 No. keys and remove waste and debris.	NO	78.77
326109	R	DOOR:OVERHAUL METAL Door:Overhaul any type of metal door dismantle as necessary and subsequently reassemble including freeing, easing oiling and adjusting door to give correct operation, including file and grind edges, renew fixing screws,	NO	56.75

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		remove, refit or renew ironmongery as necessary, rake out and renew defective putty and mastic, touch up decorations to match existing, and remove waste and debris.		
326111	U	DOORS:CARRY OUT WELDED REPAIR Doors:Make weld or continuous fillets or seems or similar in repair.	LM	34.52
326121	R	FRAME:RENEW METAL EXT DOOR COMPLETE Frame:Renew external door frame with rebated metal door frame to suit any size single door, remove existing door and set aside, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, rehang door, ease and adjust, make good all works disturbed including refix or renew any internal beads, architraves etc., and decorate to match existing internally and prepare for redecoration externally and remove waste and debris.	NO	452.81
Doors - External - Aluminium				
327101	U	DOOR:EASE OIL AND ADJUST ALUMINIUM Door:Ease including force open if necessary, strip paint, file and grind edges, ease and oil hinges to aluminium door and touch up decorations.	NO	14.04
327103	U	DOOR:RENEW LOCK TO ALUMINIUM Door:Renew lock to any type of aluminium door including remove existing and fix new, make all necessary adjustments to door and frame, make good decorations and provide 2 No. keys and remove waste and debris.	NO	78.77
327105	R	PATIO DOOR:RENEW DOUBLE GLAZED ALUMINIUM DOOR Patio Door:Renew any glazed doors and frame, with polyester powder coated aluminium external glazed patio doors and frame, including double glazing internally with 20mm thick hermetically sealed safety glass unit, frame built into opening, complete with mortice lock and keep and new bolts including making good.	NO	2242.47
Internal Timber Doors				
Doors - Internal - Flush				
330001	R	DOOR:RENEW INTERNAL PLY FLUSH Door:Renew internal door with any size ne 40mm thick single skeleton core flush door with 3.2mm lauan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good and prepare to decorate and remove waste and debris.	NO	158.98
330003	R	DOOR:RENEW INTERNAL HARDBOARD FACED Door:Renew internal door with any size ne 40mm thick single skeleton core hardboard faced both sides flush internal door with hardwood lipping on long edges including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good and prepare door for decoration and make good decorations to frame, and remove waste and debris.	NO	149.62
330005	R	DOOR:RENEW INTERNAL EMBOSSED PANELLED Door:Renew internal door with any size ne 40mm thick single embossed hardboard panelled door including remove existing door and hinges, remove	NO	157.08

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good and prepare door for decoration and make good decorations to frame, and remove waste and debris.		
330011	R	DOOR:RENEW INTERNAL HARDWOOD VENEERED Door:Renew internal door with any size ne 40mm thick hardwood veneered door including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with glass and all ironmongery, make good and prepare door for decoration and make good decorations to frame, and remove waste and debris.	NO	204.04
330019	R	DOOR:SUPPLY AND FIX SLIDING DOOR GEAR Door:Supply and fix sliding door gear for hanging of any internal door.	NO	109.15
330021	R	DOOR:CUT OPENINGS/SUPPLY AND FIX 225X75MM VENTS Door:Cut opening in solid or hollow core door for 225x75mm aluminium louvre ventilators and screw fix new ventilators to both faces of door.	IT	19.54
Doors - Internal - Flush - Decorated				
330031	R	DOOR:RENEW INTERNAL PLY FLUSH - DECORATE Door:Renew internal door with any size ne 40mm thick single skeleton core flush door with 3.2mm lauan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good, redecorate to match existing and remove waste and debris.	NO	211.20
330033	R	DOOR:RENEW INTERNAL HARDBOARD FACED - DECORATE Door:Renew internal door with any size ne 40mm thick single skeleton core hardboard faced both sides flush internal door with hardwood lipping on long edges including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good, redecorate to match existing and remove waste and debris.	NO	201.84
330035	R	DOOR:RENEW INTERNAL EMBOSSED PANELLED - DECORATE Door:Renew internal door with any size ne 40mm thick single embossed hardboard panelled door including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good, redecorate to match existing and remove waste and debris.	NO	209.29
330041	R	DOOR:RENEW INTERNAL HARDWOOD VENEERED - DECORATE Door:Renew internal door with any size ne 40mm thick hardwood veneered door including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good, redecorate to match existing and remove waste and debris.	NO	234.15
Doors - Internal - Flush - Prefinished				
330032	R	DOOR:RENEW INTERNAL PLY FLUSH - PREFINISHED Door:Renew internal door with any size ne 40mm thick prefinished single	NO	191.54

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		skeleton core flush door with 3.2mm lauan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good and remove waste and debris.		
		Doors - Internal - Framed		
330007	R	DOOR:RENEW INTERNAL SOFTWOOD GLAZED Door:Renew internal door with any size ne 40mm thick framed softwood glazed door including remove existing door and hinges, remove and refix door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with glass and all ironmongery, make good and prepare door for decoration and make good decorations to frame, and remove waste and debris.	NO	381.47
330009	R	DOOR:RENEW INTERNAL HARDWOOD GLAZED Door:Renew internal door with any size ne 40mm thick framed hardwood glazed door including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.5 pairs of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with glazing and all ironmongery, make good and prepare to decorate and remove waste and debris.	NO	448.30
330037	R	DOOR:RENEW INTERNAL SOFTWOOD GLAZED - DECORATE Door:Renew internal door with any size ne 40mm thick framed softwood 6.8mm laminated safety glass glazed door including remove existing door and hinges, remove and refix door stops as necessary, fit and hang new door on 1.5 pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with glazing and all ironmongery, make good, redecorate to match existing and remove waste and debris.	NO	428.01
330039	R	DOOR:RENEW INTERNAL HARDWOOD GLAZED - DECORATE Door:Renew internal door with any size ne 40mm thick framed hardwood 6.8mm laminated safety glass glazed door including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.5 pairs of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with glazing and all ironmongery, make good, redecorate to match existing and remove waste and debris.	NO	478.41
		Doors - Internal - Firecheck		
330013	R	DOOR:RENEW FD30 FIRE INTERNAL Door:Renew internal door with any size single half-hour fire check flush door having 3.2mm lauan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.5 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, make good and prepare door for decoration and make good decorations to frame, and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	322.73
330051	R	DOOR:RENEW FD30 FIRE INTERNAL AND STOPS Door:Renew internal with any size FD30S plywood faced fire check flush door, including remove existing door, hinges and stops, fit and hang new door on 1.5 pairs of 100mm steel hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, provide and fix 25x32mm door stop set, make good and prepare door	NO	346.06

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		for decoration and make good decorations to frame and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.		
330015	R	DOOR:RENEW FD60 FIRE INTERNAL-STANDARD SIZE Door:Renew internal door with any size single one-hour fire check flush door having 3.2mm lauan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.5 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, prepare to decorate and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	481.68
330053	R	DOOR:RENEW FD60 FIRE INTERNAL AND STOPS Door:Renew internal with any size FD60S plywood faced fire check flush door, including remove existing door, hinges and stops, fit and hang new door on 1.5 pairs of 100mm steel hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, provide and fix 25x32mm door stop set, make good and prepare door for decoration and make good decorations to frame and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	519.70
330017	R	DOOR:RENEW FD30 GLAZED FIRE INTERNAL Door:Renew internal door with any size single half-hour fire check glazed door having 3.2mm lauan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.5 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, fire rated glazed and prepare to decorate and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	485.13
330055	R	DOOR AND FRAME:UPGRADE TO FD30S Door and Frame:Renew internal door and frame including remove existing door, hinges and frame, install 32mm door frame with 25x32mm stops, fit and hang new any size FD30S plywood faced fire check flush door on 1.5 pairs of 100mm steel hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, make good and prepare door and frame for decoration and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	357.56
Doors - Internal - Firecheck - Decorated				
330043	R	DOOR:RENEW FD30 FIRE INTERNAL - DECORATE Door:Renew internal door with any size single half-hour fire check flush door having 3.2mm lauan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.5 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, redecorate to match existing and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	383.57
330045	R	DOOR:RENEW FD60 FIRE INTERNAL - DECORATE Door:Renew internal door with any size single one-hour fire check flush door	NO	539.46

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		having 3.2mm lauan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.5 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, redecorate to match existing and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.		
330047	R	DOOR:RENEW FD30 GLAZED FIRE INTERNAL - DECORATE Door:Renew internal door with any size single half-hour fire check glazed door having 3.2mm lauan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.5 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, fire rated glazed, redecorate to match existing and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	537.06
330023	R	DOOR:FORM VISION PANEL TO INTERNAL Door:Cut and form vision panel 500x500mm in existing FD30 or FD60 door and form vision panel, glazed in Pyroshield glass, bedded in washleather strip with minimum 15mm chamfered beads fixed with brass cups and screws and prepare for decoration. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	103.97
Doors - Internal - Firecheck - Prefinished				
330014	R	DOOR:RENEW FD30 FIRE INTERNAL - PREFINISHED Door:Renew internal door with any size single prefinished half-hour fire check flush door having 3.2mm lauan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.5 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	335.19
330016	R	DOOR:RENEW FD60 FIRE INTERNAL - PREFINISHED Door:Renew internal door with any size single prefinished one-hour fire check flush door having 3.2mm lauan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.5 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	505.36
Doors - Internal - Firecheck - Communal				
330071	R	FIRE DOORS:RENEW PAIR FD60 FLUSH COMMUNAL Fire Doors:Renew pair any size ne 4sm one hour FD60 flush firecheck communal doors, each hung on 1.5 pair butts, fix new mortice dead lock, furniture and keep, door closers, including cutting/adapting mortice in door to suit, fix new weathermould, adjust stops, ease rebates, fix intumescent strips seals etc., cut out and make good to frame to suit new position of butts, weathermould, lock, rebate door bottom as necessary and fit new waterbar if required and decorate to match existing internally and prepare for redecoration externally, and remove waste and debris. Undertaken by a fire	IT	1081.03

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		door certified operative eg. BMTRADA or other approved certified body.		
330073	R	FIRE DOORS:RENEW PAIR FD60G FLUSH COMMUNAL Fire Doors:Renew pair any size ne 4sm one hour FD60 glazed flush firecheck communal doors, each hung on 1.5 pair butts, fix new mortice dead lock, furniture and keep, door closers, including cutting/adapting mortice in door to suit, fix new weathermould, adjust stops, ease rebates, fix intumescent strips seals etc., glass, cut out and make good to frame to suit new position of butts, weathermould, lock, rebate door bottom as necessary and fit new waterbar if required and decorate to match existing internally and prepare for redecoration externally, and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	3477.62
330081	R	FIRE DOOR:RENEW PAIR FD30 FLUSH COMMUNAL Fire Door:Renew pair any size ne 4sm half hour FD30 flush firecheck communal doors, each hung on 1.5 pair butts, fix new mortice dead lock, furniture and keep, door closers, including cutting/adapting mortice in door to suit, fix new weathermould, adjust stops, ease rebates, fix intumescent strips seals etc., cut out and make good to frame to suit new position of butts, weathermould, lock, rebate door bottom as necessary and fit new waterbar if required and decorate to match existing internally and prepare for redecoration externally, and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	754.74
330083	R	FIRE DOOR:RENEW PAIR FD30G FLUSH COMMUNAL Fire Door:Renew pair any size ne 4sm half hour FD30 glazed flush firecheck communal doors, each hung on 1.5 pair butts, fix new mortice dead lock, furniture and keep, door closers, including cutting/adapting mortice in door to suit, fix new weathermould, adjust stops, ease rebates, fix intumescent strips seals etc., glass, cut out and make good to frame to suit new position of butts, weathermould, lock, rebate door bottom as necessary and fit new waterbar if required and decorate to match existing internally and prepare for redecoration externally, and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	1004.93
Doorsets - Internal - Firecheck - Communal				
330091	R	FIRE DOORSET:INSTALL FD30 INTERNAL + FRAME Fire Doorset:Install doorset comprising standard size half hour FD30 fire check ply faced flush door, install softwood lining ne 32x144mm with 25x32mm stops and 25x75mm architraves both sides, fit and hang door on 1.5 pairs of 100mm steel hinges, door complete with all ironmongery, intumescent strips and smoke seals, make good and prepare door and frame for decoration and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	623.13
330093	R	FIRE DOORSET:INSTALL FD30G INTERNAL + FRAME Fire Doorset:Install standard size half hour FD30G fire check ply faced glazed flush door, install softwood lining ne 32x144mm with 25x32mm stops and 25x75mm architraves both sides, fit and hang door on 1.5 pairs of 100mm steel hinges, door complete with all ironmongery, intumescent strips and smoke seals, glass, make good and prepare door and frame for decoration and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	1068.73
330095	R	FIRE DOORSET:INSTALL FD60 INTERNAL + FRAME Fire Doorset:Install standard size one hour FD60 fire check ply faced flush door, install softwood lining ne 32x144mm with 25x32mm stops and 25x75mm architraves both sides, fit and hang door on 1.5 pairs of 100mm steel hinges, door complete with all ironmongery, intumescent strips and	IT	880.09

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		smoke seals, make good and prepare door and frame for decoration and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.		
330097	R	FIRE DOORSET:INSTALL FD60G INTERNAL + FRAME Fire Doorset:Install standard size one hour FD60G fire check ply faced glazed flush door, install softwood lining ne 32x144mm with 25x32mm stops and 25x75mm architraves both sides, fit and hang door on 1.5 pairs of 100mm steel hinges, door complete with all ironmongery, intumescent strips and smoke seals, glass, make good and prepare door and frame for decoration and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	1225.73
330006	R	FIRE DOORSET:RENEW PAIR VENEERED FD30 COMMUNAL Doors:Renew pair of communal internal doors and frame with pair of any size veneered (white oak, ash or beech) flush glazed firecheck doors, each leaf pre-hung on 1.5 pair fire rated hinges to and including proprietary door frame, complete with intumescent and brush smoke seals, overhead door closing mechanism, finger plates, pull handles, kick plates, low level threshold, door retainers linked to fire alarm system and fire door signage, decoration and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	1094.54
Doors - Internal - Repairs - Timber				
335003	U	DOOR:EASE ADJUST REHANG INTERNAL NEW BUTTS Door:Ease, reduce if required and adjust internal door including take off and rehang on butts, adjust stops or ease rebates, cut or plane bottom of door to clear carpet, adjust ironmongery, make good to door and lining as necessary and touch up paintwork to match existing and remove waste and debris.	NO	39.60
335005	U	DOOR:PATCH REPAIR INTERNAL Door:Patch in and make good as necessary patch in softwood or hardwood door, touch up decorations to match existing.	IT	56.87
335009	R	DOOR:RENEW STILE OR RAIL INTERNAL Door:Renew any rail or stile to any type of softwood door including remove and rehang door, remove and refix hinges, locks, furniture etc. in order to effect repairs and decorate to match existing.	IT	72.06
335011	R	DOOR:RENEW HARDWOOD EDGING STRIPS INTERNAL Door:Renew hardwood edging strips to any door glued and pinned to existing door including remove and rehang door, adjust stops/ease rebates, remove and refix ironmongery and redecorate to match existing.	IT	54.46
335091	U	DOOR:OVERHAUL INTERNAL COMPLETE Door:Overhaul internal door and frame/lining complete, remove all ironmongery, piece out door, frame and architraves where ironmongery removed and not being refixed, make good any damage, defects to timber, resecure architraves if loose, rehang door on 1.5 pair of butt hinges, refix ironmongery, ease and adjust, touch up decorations to match existing and remove surplus spoil.	NO	52.33
Work to Fire Doors				
Fire Door - Inspections and Repairs				
337001	U	FIRE DOOR:ANNUAL INSPECTION Fire Door:Undertake annual inspection of fire door by FIRAS or BRE certified fire door inspector, to ensure compliance with Fire Safety Regulations 2022,	IT	53.37

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		check that door is still fitted properly, is not damaged in any way that would impair its performance, that all ironmongery is present and securely fixed, are intumescent strips missing or faulty, glazing is the correct type and still fitted correctly, and the door is properly identified on both the door signage and the Property asset register, prepare report and provide to Client, any emergency repairs required are to be reported immediately to the Client's Representative.		
337003	U	FIRE DOOR:PERIODIC INSPECTION Fire Door:Undertake periodic inspection to ensure integrity of fire door for compliance with Fire Safety Regulations 2022, report any issues to the Client's Representative. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	15.54
337005	U	FIRE DOOR:TEMPORARY REPAIR Fire Door:Carry out temporary repair to any defects to any fire door or frame to return it to full operation including fixing fire retardant ply, replacing and adjusting any ironmongery, replacing intumescent or smoke seals, splicing new pieces of timber, all timber repairs to be pointed in intumescent mastic, remove waste and debris, replacement door or frame to be fitted within 24 hours, not to be claimed if any other door works are undertaken. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	50.44
337007	U	FIRE DOOR:EASE ADJUST FD30 INCLUDING REMOVE Fire Door:Ease and adjust FD30 fire door, hung on upto 1.5 pairs butt hinges, including remove and rehang door as necessary and make good to butt recesses to frame and touch up decorations and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	25.22
337009	U	FIRE DOOR:EASE ADJUST FD60 INCLUDING REMOVE Fire Door:Ease and adjust FD60 fire door, hung on upto 1.5 pairs butt hinges, including remove and rehang door as necessary and make good to butt recesses to frame and touch up decorations and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	34.91
337011	U	FIRE DOOR:OVERHAUL EXTERNAL COMPLETE Fire Door:Overhaul external door and frame complete, remove all ironmongery, piece out door, frame and architraves where ironmongery removed make good any damage, defects to timber, resecure architraves if loose, rehang door on 1.5 pair of butt hinges, ease and adjust, touch up decorations to match existing and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	127.92
337013	U	FIRE DOOR:OVERHAUL EXTERNAL COMPLETE FANLIGHT Fire Door:Overhaul external door and frame with fanlight complete, remove all ironmongery, piece out door, frame, and architraves where ironmongery removed make good any damage, defects to timber, resecure glazing beads, architraves if loose, rehang door on 1.5 pair of butt hinges, ease and adjust, reglaze fanlight as necessary to BS 6262, touch up decorations to match existing and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	130.85
337015	U	FIRE DOOR:OVERHAUL FD30 COMPLETE FANLIGHT Fire Door:Overhaul FD30 fire door and frame with fanlight complete, remove, overhaul and refix all ironmongery, piece out door, frame, and architraves where ironmongery removed make good any damage, defects to timber, resecure glazing beads, architraves if loose, rehang door on fire rated and	NO	128.23

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		certified butt hinges, ease and adjust, reglaze fanlight as necessary with fire safety glass, touch up decorations to match existing and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.		
337017	U	FIRE DOOR:OVERHAUL FD30 COMPLETE INCLUDING FRAME Fire Door:Overhaul FD30 fire door and frame complete, remove, overhaul and refix all ironmongery, piece out door, frame and architraves where ironmongery removed, make good any damage, defects to timber, resecure architraves if loose, rehang door on fire rated and certified butt hinges, ease and adjust, touch up decorations to match existing and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	125.00
337019	U	FIRE DOOR:OVERHAUL FD60 COMPLETE FANLIGHT Fire Door:Overhaul FD60 fire door and frame with fanlight complete, remove, overhaul and refix all ironmongery, piece out door, frame, and architraves where ironmongery removed make good any damage, defects to timber, resecure glazing beads, architraves if loose, rehang door on fire rated and certified butt hinges, ease and adjust, reglaze fanlight as necessary with fire safety glass, touch up decorations to match existing and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	140.84
337021	U	FIRE DOOR:OVERHAUL FD60 COMPLETE INCLUDING FRAME Fire Door:Overhaul FD60 fire door and frame complete, remove, overhaul and refix all ironmongery, piece out door, frame and architraves where ironmongery removed, make good any damage, defects to timber, resecure architraves if loose, rehang door on fire rated and certified butt hinges, ease and adjust, touch up decorations to match existing and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	137.61
337023	U	FIRE DOOR:OVERHAUL INTERNAL COMPLETE Fire Door:Overhaul internal door and frame/lining complete, remove all ironmongery, piece out door, frame and architraves where ironmongery removed and not being refixed, make good any damage, defects to timber, resecure architraves if loose, rehang door on 1.5 pair of butt hinges, refix ironmongery, ease and adjust, touch up decorations to match existing and remove surplus spoil. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	57.20
337025	U	FIRE DOOR:OVERHAUL PVCU/COMPOSITE Fire Door:Overhaul any type of PVCu/composite glazed door, including remove door from frame, adjust door locking mechanisms and hinges to ensure that door operates correctly, rehang door, remove, refix or renew ironmongery as necessary, check lubricate operating mechanisms, renew gaskets and seals, make good and test. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	47.52
Fire Door - Ironmongery				
338001	U	FIRE DOOR FURNITURE:REFIX ANY LOOSE FITTING Fire Door Furniture:Refix any loose door fitting to timber door. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	6.80
338003	R	FIRE DOOR FURNITURE:RENEW OR INSTALL CHAIN Fire Door Furniture:Renew or supply and fix new door security chain and make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	20.01

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ITEM	PRI	DESCRIPTION	UNIT	RATE
338005	R	FIRE DOOR FURNITURE:RENEW OR INSTALL KICKING PLATE Fire Door Furniture:Renew or supply and fix 16 gauge SAA kicking plate ne 900x300mm, screw fixed to any door. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	35.35
338007	R	FIRE DOOR FURNITURE:RENEW OR INSTALL PULL HANDLES Fire Door Furniture:Renew or supply and fix pull handle, SAA, 150mm. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	29.02
338009	R	FIRE DOOR FURNITURE:RENEW OR INSTALL PUSH PLATES Fire Door Furniture:Renew push or finger plate, SAA, 225x50mm and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	35.26
338011	R	FIRE DOOR FURNITURE:RENEW OR INSTALL VIEWER Fire Door Furniture:Renew or supply and fix new security door viewer including drilling/adapting hole through door as necessary and make good, and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	29.63
338013	R	FIRE DOOR FURNITURE:RENEW SET OF LEVER HANDLES Fire Door Furniture:Renew set of anodised aluminium lever latch or lock furniture. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	NO	24.80

Door Frames and Linings

Door Frames - External - Softwood

341101	R	FRAME:RENEW SOFTWOOD EXT DOOR COMPLETE Frame:Renew external door frame with rebated softwood door frame to suit any size single door, remove existing door and set aside, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, rehang door, ease and adjust, refix lock keep including housing out, make good all works disturbed including refix or renew any internal beads, architraves etc. and decorate to match existing internally and prepare for redecoration externally and remove waste and debris.	NO	247.17
341103	R	FRAME:RENEW SOFTWOOD EXT DOOR WITH CILL COMPLETE Frame:Renew external door frame with rebated softwood door frame with cill to suit any size single door, remove existing door and set aside, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, rehang door including ease and adjust, refix lock keep including housing out, make good all works disturbed including refix or renew any internal beads, architraves etc. and decorate to match existing internally and prepare for redecoration externally and remove waste and debris.	NO	250.35
341105	R	FRAME:RENEW SOFTWOOD EXT DOOR FANLIGHT COMPLETE Frame:Renew external door frame with softwood door frame, rebated and with fanlight over, to suit any size single door, remove existing door and set aside, remove existing frame and bed new frame in mortar, plugged and screwed to brickwork and point with sealant, rehang door including ease and adjust, refix lock keep including housing out, make good all works disturbed including refix or renew internal beads, architraves etc., double glaze to fanlight and decorate to match existing internally and externally and remove waste and debris.	NO	376.56

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Door Frames - External - Hardwood				
341151	R	FRAME:RENEW HARDWOOD EXT DOOR COMPLETE Frame:Renew external door frame with rebated hardwood door frame to suit any size single door, remove existing door and set aside, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, rehang door, ease and adjust, refix lock keep including housing out, make good all works disturbed including refix or renew any internal beads, architraves etc. and decorate to match existing internally and externally and remove waste and debris.	NO	427.00
341153	R	FRAME:RENEW HARDWOOD EXT DOOR WITH CILL COMPLETE Frame:Renew external door frame with rebated hardwood door frame with cill to suit any size single door, remove existing door and set aside, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, rehang door including ease and adjust, refix lock keep including housing out, make good all works disturbed including refix or renew any internal beads, architraves etc., decorate to match existing internally and externally and remove waste and debris.	NO	432.73
341155	R	FRAME:RENEW HARDWOOD EXT DOOR FANLIGHT COMPLETE Frame:Renew external door frame with hardwood door frame, rebated and with fanlight over, to suit any size single door, remove existing door and set aside, remove existing frame and bed new frame in mortar, plugged and screwed to brickwork and point with sealant, rehang door including ease and adjust, refix lock keep including housing out, make good all works disturbed including refix or renew internal beads, architraves etc., double glaze to fanlight and decorate to match existing internally and externally and remove waste and debris.	NO	618.28
Door Frames - External - High Performance				
341201	R	FRAME:RENEW PROPRIETARY FRAME Frame:Renew external door frame with any rebated proprietary high performance door frame to suit any size single door, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, make good all works disturbed including refix or renew any internal beads, architraves etc. and remove waste and debris.	NO	311.30
341203	R	FRAME:RENEW PROPRIETARY FRAME WITH CILL COMPLETE Frame:Renew external door frame with any rebated proprietary high performance door frame with cill to suit any size single door, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, make good all works disturbed including refix or renew any internal beads, architraves etc. and remove waste and debris.	NO	336.68
341205	R	FRAME:RENEW PROPRIETARY FANLIGHT COMPLETE Frame:Renew external door frame with any rebated proprietary high performance door frame and fanlight over, to suit any size single door, remove existing frame and bed new frame in mortar, plugged and screwed to brickwork and pointed with sealant, make good all works disturbed including refix or renew any internal beads, architraves etc., double glaze to fanlight and remove waste and debris.	NO	412.68
341207	R	FRAME:RENEW PROPRIETARY FANLIGHT CILL Frame:Renew external door frame with any rebated proprietary high performance door frame with cill and fanlight to suit any size single door, remove existing frame and bed new frame in mortar, plugged and screwed to brickwork and pointed with sealant, make good all works disturbed including	NO	454.15

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		refix or renew any internal beads, architraves etc., double glaze to fanlight and remove waste and debris.		
		Door Frames - Water Bars		
341701	R	WATERBAR:RENEW Waterbar:Renew ne 914mm long proprietary waterbar screwed to timber or concrete including plugging and bedded in sealant.	NO	17.75
341705	R	WATERBAR:REFIX WATERBAR Waterbar:Lift existing proprietary waterbar, clean and refix, screw to timber and bed in sealant.	NO	14.04
		Door Frames - Draughtproofing Strips and Sections		
341901	R	WEATHERSTRIP:FIX AA TO DOOR AND FRAME Weatherstrip:Supply and fix anodised aluminium proprietary weatherstrip to door and frame.	NO	36.31
341903	R	WEATHERSTRIP:RENEW REBATED TO DOOR Weatherstrip:Renew proprietary rebated weatherstrip to edge of timber door.	NO	41.87
341905	R	CILL:RENEW OR SUPPLY AND FIX PROPRIETARY CILL Cill:Renew or supply and fix proprietary stormproof cill or threshold to existing cill including remove and rehang door, fix new cill including adapting door and existing cill as necessary and make good.	NO	63.30
341907	R	CILL:REFIX STORMGUARD THRESHOLD CILL Cill:Refix Stormguard stormproof cill or proprietary threshold to existing cill including remove and rehang door as necessary, refix cill or threshold and make good.	NO	14.04
341921	R	DRAUGHTPROOF:RENEW FOAM STRIP Draughtproof:Renew existing or supply and fix new vinyl sheathed compressible polyurethane foam draught strip with adhesive backing to any door or window at any level.	LM	3.52
341923	R	DRAUGHTPROOF:RENEW PLASTIC BRUSH TYPE Draughtproof:Renew existing or supply and fix new brush or pile type draught excluder with rigid PVC carrier, to any door or window at any level including fixing with pins to timber.	LM	11.19
341931	U	THRESHOLD:RENEW TRAPPER BAR RUBBER Threshold:Renew or supply and fix replacement rubber seal to proprietary threshold, make good and remove waste and debris.	IT	7.80
		Door Frames, Linings, Casings - Internal - Timber		
342105	R	FRAME:RENEW INTERNAL WITH STOPS AND ARCHITRAVES Frame:Renew internal softwood door frame or lining with new lining ne 32x144mm to suit any size single door, plugged to brickwork, complete with ne25x50mm softwood door stops and ne 25x75mm set of softwood architraves both sides, make good all works disturbed and decorate to match existing and remove waste and debris.	NO	128.01
342107	R	FRAME:RENEW INTERNAL STOPS+ARCHS+DOOR REMOVAL Frame:Renew internal softwood door frame or lining with new lining ne 32x144mm to suit any size single door, remove existing door and set aside, take out existing frame, stops and architraves and plug frame to brickwork, complete with ne25x50mm softwood door stops and set of ne 25x75mm	NO	153.18

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		softwood architraves both sides, rehang door, ease and adjust, refix keep including housing out, make good all works disturbed and decorate to match existing and remove waste and debris.		
342115	R	FRAME:RENEW INTERNAL FANLIGHT ARCHITRAVE STOPS Frame:Renew internal door frame or lining with fanlight over with 32x144mm softwood door lining with fanlight to suit any size single door, plugged to brickwork, fanlight glazed and secured with and including screwed beads, complete with ne25x50mm softwood door stops and ne 25x75mm softwood architraves both sides, make good to all works disturbed and decorate to match existing and remove waste and debris.	NO	204.31
342106	R	FRAME:RENEW DOUBLE INTERNAL STOPS ARCHITRAVES Frame:Renew internal softwood door frame or lining with new lining ne 32x144mm to suit pair of internal flush doors, frame fixed including plugging to structure, complete with 14x27mm softwood door stops and ne 25x75mm set of softwood architraves both sides, make good all works disturbed and decorate to match existing and remove waste and debris.	NO	154.48
342108	R	FRAME:RENEW DOUBLE INTERNAL STOPS+ARCHS+DOOR REM Frame:Renew internal softwood door frame or lining with new lining ne 32x144mm to suit pair of internal doors, remove existing doors and set aside, take out existing frame, stops and architraves, frame fixed including plugging to structure, complete with 14x27mm softwood door stops and set of ne 25x75mm softwood architraves both sides, rehang doors, ease and adjust, refix keep including housing out, make good all works disturbed and decorate to match existing and remove waste and debris.	NO	185.20
342110	R	FRAME:RENEW INTERNAL DOUBLE FANLIGHT ARCH STOPS Double Frame:Renew internal door frame or lining with fanlight over with 32x144mm softwood door lining with fanlight to suit pair of internal doors, frame fixed including plugging to structure, fanlight glazed and secured with and including screwed beads, complete with 14x27mm softwood door stops and ne 25x75mm softwood architraves both sides, make good to all works disturbed and decorate to match existing and remove waste and debris.	NO	265.56
Door Frames - Repairs - Timber				
342301	R	FRAME:RENEW CLOSING EXTERNAL SOFTWOOD JAMB Frame:Renew closing jamb of single external door frame, joint new any size and profile preservative treated softwood door frame, splayed jointed to head, bedded in cement mortar, plugged and screwed to brickwork, including take off and refix stop and architrave, take off and refix lock and keep including housing out, decorate to match existing and make good all works disturbed including renew sealant and remove waste and debris.	NO	112.38
342302	R	FRAME:RENEW CLOSING EXTERNAL HARDWOOD JAMB Frame:Renew closing jamb of single external door frame, joint new any size and profile hardwood door frame, splayed jointed to head, bedded in cement mortar, plugged and screwed to brickwork, including take off and refix stop and architrave, take off and refix lock and keep including housing out, decorate to match existing and make good all works disturbed including renew sealant and remove waste and debris.	NO	163.12
342303	R	FRAME:RENEW HANGING EXTERNAL SOFTWOOD JAMB Frame:Renew hanging jamb of single external door frame, remove existing door and set aside, cut out frame, joint new any size and profile preservative treated softwood door frame to head frame, bedded in cement mortar, plugged and screwed to brickwork including take off and refix stop and architraves, cut out housing for butts and rehang door, ease and adjust,	NO	123.50

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		decorate to match existing and make good all works disturbed including renew sealant and remove waste and debris.		
342304	R	FRAME:RENEW HANGING EXTERNAL HARDWOOD JAMB Frame:Renew hanging jamb of single external door frame, remove existing door and set aside, cut out frame, joint new any size and profile hardwood door frame to head frame, bedded in cement mortar, plugged and screwed to brickwork including take off and refix stop and architraves, cut out housing for butts and rehang door, ease and adjust, decorate to match existing and make good all works disturbed including renew sealant and remove waste and debris.	NO	174.24
342307	R	FRAME:SPLICE EXTERNAL REPAIR NE 1.0M Frame:Cut out and splice new piece ne 1.00m long into external door frame, including remove and rehang door, remove and refix keep as necessary, ease and adjust and make good butt recesses in frame, point with sealant, decorate to match existing internally and prepare for redecoration externally and remove waste and debris.	NO	57.70
342309	U	FRAME:REFIX LOOSE EXTERNAL FRAME Frame:Remove and refix loose external door frame, including remove and refix door and one set of architraves, touch up decorations and renew sealant and remove waste and debris.	NO	43.95
342311	U	FRAME:REPAIR AFTER FORCED ENTRY Frame:Repair external door frame after forced access, cut out and splice in new piece to frame, remove and refix keep or hinge and touch up decoration.	NO	25.16
342313	U	FRAME:RAKE OUT AND REPOINT EXTERNAL SEALANT Frame:Rake out and repoint external door frame with sealant.	LM	3.20
342315	R	FRAME:RENEW HARDWOOD CILL Frame:Renew any size hardwood cill to door frame including remove old cill, remove and rehang door, fix new cill bedded in cement mortar including new water bar, redecorate cill to match existing and make good all finishes disturbed and remove waste and debris.	NO	112.39
342317	R	FRAME:RENEW INTERNAL CLOSING JAMB Frame:Renew closing jamb of single internal door frame with any size and any profile softwood door frame, jointed to head, plugged to brickwork, including take off, renew 14x27mm stop and refix architraves, take off and refix lock keep including housing out, decorate to match existing and make good all work disturbed and remove waste and debris.	NO	57.37
342321	R	FRAME:SPLICE INTERNAL REPAIR Frame:Cut out and splice new piece ne 1.00mm long into internal door frame, remove/rehang door as necessary, including ease and adjust, make good butt recesses in frame, remove/refix architraves and stops as necessary and decorate to match existing.	NO	31.95
342323	U	FRAME:REFIX LOOSE INTERNAL DOOR FRAME Frame:Remove and refix loose internal door frame, including remove and refix door and two sets of architraves, make good finishes and touch up decorations.	NO	29.26
342325	U	FRAME:REPAIR LOOSE INTERNAL FRAME JOINTS Frame:Repair loose or open joints to internal door frame, glue joints, screw as necessary, clamp up joints and touch up decorations.	NO	14.04

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Door Frames - Firestopping				
342341	U	DOOR FRAME:FIRESTOPPING Door Frame:Carefully remove existing architrave, fill void between door frame and wall with half hour fire rated intumescent paste or fire foam, remove excess foam, refix architrave, make good, touch up decorations, remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	LM	31.76
Door Stops - Softwood				
342501	U	STOP:RENEW SOFTWOOD DOOR STOP SET Stop:Renew any size upto 25x50mm planted softwood door stop set to door frame and prepare for redecoration and remove waste and debris.	IT	21.99
342505	U	STOP:REFIX LOOSE DOOR SET Stop:Refix any loose door stop set to door frame, glued, screwed in accordance with BS459 Part 2 to door frame, adjust to accommodate firecheck door, prepare for redecoration, remove waste and debris.	IT	7.37
342507	U	STOP:RENEW OR SUPPLY 25X50MM SOFTWOOD FIRE DOOR Stop:Renew or supply any door stop with 25x50mm softwood door stop set to fire check door, glued, screwed in accordance with BS459 Part 2 to door frame and prepare for redecoration.	IT	32.84
Door Stops - Hardwood				
342511	R	STOP:RENEW HARDWOOD DOOR STOP SET Stop:Renew any size upto 25x50mm planted hardwood door stop set to door frame and decorate to match existing, remove waste and debris.	IT	53.65
342513	R	STOP:RENEW OR SUPPLY 25X50MM FIRE DOOR STOP Stop:Renew or supply any door stop with 25x50mm hardwood door stop set to fire check door, glued, screwed in accordance with BS459 Part 2 to door frame and prepare for redecoration.	IT	33.22
Door Frames - Intumescent Strips and Smoke Seals				
343103	R	INTUMESCENT STRIP:RENEW UPTO 1 HOUR Intumescent Strip:Renew or supply and fix new 18 x 4mm intumescent strip, upto one hour application, and setting into groove in timber frame or door including routing out. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	LM	5.40
343107	R	INTUMESCENT STRIP:RENEW UPTO 1 HOUR SMOKE SEAL Intumescent Strip:Renew or supply and fix new intumescent strip, upto one hour application, with integral cold smoke seal and setting into groove in timber frame or door including routing out. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	LM	5.54
343111	R	INTUMESCENT STRIP:RENEW UPTO 1 HOUR TO GLASS Intumescent Strip:Renew or supply and fix new 12 x 4mm intumescent strip, upto one hour application, and fixing to glass behind glazing beads. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	LM	8.36
343113	R	SMOKE SEAL:RENEW TO FRAME 1/2 HOUR Smoke Seal:Renew or supply and fix new 10x4mm cold smoke seal, half hour application and setting into groove in timber frame or door including routing out. Undertaken by a fire door certified operative eg. BMTRADA or other	LM	5.15

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		approved certified body.		
343121	U	SMOKE SEAL:APPLY INTUMESCENT/FIRE FOAM SEAL VOID Smoke Seal:Apply intumescent/fire foam as required to seal void, and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	50.89
328109	R	GARAGE FRAME:RENEW TO SIDE DOOR Frame:Renew external garage door frame with any size or profile of treated softwood door frame to suit any size single door, remove existing door and set aside, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, rehang door, ease and adjust including refix ironmongery, make good and decorate to match existing and remove waste and debris.	NO	265.58
328111	R	GARAGE FRAME:RENEW 25X75MM FILLET Frame:Renew fillet ne 25 x 75mm to garage door frame including remove existing and prepare for redecoration, and remove waste and debris.	LM	12.87
Internal Joinery				
Cladding or Linings - Internal Wall and Ceilings				
350001	R	LINING:TAKE DOWN AND CLEAR Wall:Take down any type of sheet wall linings, clear away and denail studding, areas over 1.00sm and remove waste and debris.	SM	3.89
350005	R	PANELLING:RENEW IN HARDBOARD Panelling:Remove existing hardboard panelling and renew with 3.2mm faced hardboard panelling fixed to softwood with brass cups and screws and remove waste and debris.	SM	27.56
350007	R	PANELLING:RENEW IN MAHOGANY PLYWOOD Panelling:Remove existing panelling and renew with 6mm mahogany veneered plywood panelling fixed to softwood with brass cups and screws and remove waste and debris.	SM	51.60
350009	R	LINING:RENEW 6MM FIBREBOARD Lining:Remove existing fibreboard lining to wall, ceiling or soffit and renew with 6mm fibreboard lining fixed to softwood including all labours, cutting around pipes, electrical accessories etc. and remove waste and debris.	SM	24.81
350011	R	LINING:RENEW 12MM FIBREBOARD Lining:Remove existing fibreboard lining to wall, ceiling or soffit and renew with 12mm fibreboard lining fixed to softwood including all labours, cutting around pipes, electrical accessories etc. and remove waste and debris.	SM	34.11
350013	R	LINING TO SHOWER ROOMS:INSTALL 9MM WBP Lining to Shower Rooms:Supply and fix 9mm WBP plywood lining to walls of shower rooms or wet rooms, to receive wall tiling, plywood fixed with plugs, screws and washers to plastered brickwork or blockwork, or screws and washers to stud partitions, including all labours, cutting around door and window openings, pipes, electrical outlets, taping joints, seal around all openings and at perimeters of lining with silicone sealant and prepared to receive wall tiling, remove waste and debris.	SM	35.31
350015	R	LINING TO SHOWER ROOMS:WATER RESIST TILING BOARD Lining to Shower Rooms:Supply and fix 12mm water resistant lining boards to walls of shower rooms or wet rooms, to receive wall tiling, boards fixed	SM	40.08

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		with plaster dabs, or plugs, screws and washers to plastered brickwork or blockwork, or screws and washers to stud partitions, including all labours, cutting around door and window openings, pipes, electrical outlets, joints, seal around all openings and at perimeters of lining with silicone sealant and prepared to receive wall tiling, remove waste and debris.		
350017	R	<p>LINING TO SHOWER ROOMS:ACRYLIC LINING BOARDS</p> <p>Lining to Shower Rooms:Supply and install coloured proprietary acrylic faced laminated shower room and wet room wall panelling, including internal and external corner and end cap, H joint and bottom profiles, panelling fixed with applicable adhesive recommended in the manufacturers technical data sheet for the background to which the panelling is being applied, provide additional support battens behind panelling where sanitary fitting are to be fixed to the panelling, including all labours, cutting around door and window openings, pipes, electrical outlets, joints, seal around all openings and at perimeters of lining with silicone sealant, remove waste and debris.</p>	SM	138.38
		Staircases		
351001	R	<p>STAIRCASE:RENEW SOFTWOOD NOSING TO TREAD</p> <p>Staircase:Renew rounded softwood nosing to tread, housed into string including all wedges and blocks glued and screwed to face of existing tread, decorate to match existing and remove waste and debris.</p>	NO	27.57
351002	R	<p>STAIRCASE:RENEW COVER FILLET TO TREAD</p> <p>Staircase:Renew softwood cover fillet, glued and screwed to face of riser and to underside of tread, decorate to match existing and remove waste and debris.</p>	NO	7.86
351003	U	<p>STAIRCASE:RENEW TREAD AND RISER UNIT</p> <p>Staircase:Renew rounded softwood tread and plywood riser to staircase tread housed into strings and including all wedges and blocks, glued and screwed and decorate to match existing and remove waste and debris.</p>	NO	65.65
351004	U	<p>STAIRCASE:RENEW TREAD</p> <p>Staircase:Renew softwood tread to staircase housed into strings, including all wedges and blocks, glued and screwed, prepare for redecoration.</p>	NO	63.68
351005	U	<p>STAIRCASE:RENEW WINDER TREAD-300MM</p> <p>Staircase:Renew softwood winder tread to staircase 300mm extreme width, including cutting to size and fix in place from underside of staircase and decorate to match existing and remove waste and debris.</p>	NO	62.95
351007	R	<p>STAIRCASE:RENEW NEWEL POST</p> <p>Staircase:Renew ne 100x100mm softwood newel or half newel post ne 1.50m high, including cut to length, fix to place, decorate to match existing and remove waste and debris.</p>	NO	82.93
351008	R	<p>STAIRCASE:RENEW RISER UNIT</p> <p>Staircase:Renew plywood riser to staircase tread housed into strings and including all wedges and blocks, glued and screwed and decorate to match existing, remove and reinstate plasterboard soffit to staircase and remove waste and debris.</p>	NO	26.92
351009	U	<p>STAIRCASE:RENEW SOFTWOOD BALUSTER</p> <p>Staircase:Renew 25x25mm softwood baluster housed at each end to string and handrail, decorate to match existing and remove waste and debris.</p>	NO	17.96
351010	R	<p>STAIRCASE:RENEW INTERMEDIATE RAIL</p> <p>Staircase:Renew ne 25x125mm softwood intermediate rail housed at each</p>	LM	22.20

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		end to newel post and fixed to balusters, decorate to match existing and remove waste and debris.		
351011	R	STAIRCASE:SPLICE TO STRING NE 0.5M Staircase:Renew section of wall or outer string to staircase ne 500mm long, splice in new section including remove and refix treads and risers as necessary and decorate to match existing and remove waste and debris.	NO	49.26
351013	U	STAIRCASE:REFIX LOOSE TREAD Staircase:Refix any loose tread by screwing through tread into top edge of riser (where there is no access to underside of staircase).	NO	14.04
351015	R	STAIRCASE:REFIX LOOSE NEWEL POST Staircase:Refix any loose newel post, any length, including remove and refix treads and risers if necessary, make good decorations to match existing.	NO	22.38
351017	U	STAIRCASE:REFIX LOOSE BALUSTER Staircase:Refix any loose stair baluster, any size and length including fixing to string and handrail as necessary, make good decorations to match existing.	NO	8.48
351019	U	STAIRCASE:OVERHAUL Staircase:Overhaul existing staircase, clean off stair treads and landings, punch in all nail heads, screw down all loose boards etc., securely fix all existing balustrades, wedge treads and risers and make good all works disturbed.	IT	111.76
Handrails				
352001	R	HANDRAIL:RENEW 44X69MM NEWEL TYPE Handrail:Renew 44x69mm half round softwood handrail, including ramps and shaped ends, fixed between staircase newel posts, remove and refix balustrading as necessary and decorate to match existing and remove waste and debris.	LM	50.83
352003	R	HANDRAIL:RENEW 32X119MM NEWEL TYPE Handrail:Renew 32x119mm rounded softwood handrail including ramps and shaped ends fixed between staircase newel posts, remove and refix balustrading as necessary and decorate to match existing and remove waste and debris.	LM	59.57
352005	R	HANDRAIL:RENEW 44X69MM ON BRACKETS Handrail:Renew with 44x69mm half round softwood handrail including ramps and shaped ends, fixed to existing brackets and decorate to match existing and remove waste and debris.	LM	32.49
352007	R	HANDRAIL:RENEW 32X119MM ON BRACKETS Handrail:Renew with 32x119mm rounded softwood handrail including ramps and shaped ends fixed to existing brackets and decorate to match existing and remove waste and debris.	LM	34.10
352009	R	HANDRAIL:SUPPLY SOFTWOOD MOPSTICK INC BRACKETS Handrail:Supply and fix 50x50mm softwood mopstick handrail on and including brackets, plugged and screwed to walls and decorate to match existing and remove waste and debris.	LM	38.72
352010	R	HANDRAIL:SUPPLY HARDWOOD MOPSTICK INC BRACKETS Handrail:Supply and fix 50x50mm hardwood mopstick handrail on and including brackets, plugged and screwed to walls and decorate to match existing and remove waste and debris.	LM	47.47

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
352011	R	HANDRAIL:SUPPLY OR RENEW GALVANISED MS BRACKET Handrail:Supply and fix or renew galvanised mild steel handrail bracket, fix to wall, including any necessary plugging and make good plasterwork and decorations to match existing and remove waste and debris.	NO	25.01
352017	R	HANDRAIL:REFIX ON BRACKETS Handrail:Refix handrail, fixed to existing brackets and make good decorate to match existing.	LM	12.38
352013	U	HANDRAIL:REFIX LOOSE BRACKET Handrail:Refix loose handrail bracket and including any necessary plugging to wall and make good plasterwork and decorations to match existing.	NO	14.04
352015	R	HANDRAIL:SUPPLY AND FIX PATRESS Handrail:Supply and fix new patress to wall and including any necessary plugging and make good plasterwork and decorations to match existing.	NO	14.19
Curtain Battens and Tracks				
363001	R	CURTAIN BATTEN:RENEW OR FIX NEW Curtain Batten:Renew or supply and fix new ne 25x75mm wrot softwood curtain batten including remove existing including remove/rehang rails and curtains, fix new batten plugged and screwed to any background, make good and decorate to match existing. (Note change in UOM).	LM	11.05
363011	R	CURTAIN TRACK:RENEW INCLUDING RUNNERS Curtain Track:Renew or supply and fix new proprietary plastic curtain track system of any type and fixing to any type of background inclusive of all runners, brackets, end stops and similar fittings, plugging, screwing and making good as necessary.	LM	22.34
Kitchen Units and Worktops				
Kitchen Units to match Existing				
371001	R	KITCHEN UNIT:RENEW SINGLE BASE TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished single base unit to match existing including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	200.26
371003	R	KITCHEN UNIT:RENEW DOUBLE BASE TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished double base unit to match existing including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	287.00
371005	R	KITCHEN UNIT:RENEW CORNER BASE TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished corner base unit to match existing including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	271.89
371007	R	KITCHEN UNIT:RENEW TALL FLOOR TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished tall floor unit to match existing including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	325.95
371009	R	KITCHEN UNIT:RENEW SINGLE WALL TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished single wall unit, any height to match existing, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	113.85

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
371011	R	KITCHEN UNIT:RENEW DOUBLE WALL TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished double wall unit, any height, to match existing, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	192.81
371013	R	KITCHEN UNIT:RENEW CORNER WALL TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished corner wall unit, any height, to match existing, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	195.71
Sink Tops and Sink Base Units [see Items 630101 to 630315 in PLUMBING]				
Kitchen Units - Clients Standard Specification				
371021	R	KITCHEN UNIT:RENEW SINGLE BASE 300X500 Kitchen Unit:Renew any type of prefinished single 300x500mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, drawer front and drawer box, shelf, decor panels, handles, but excluding worktop and plinth.	NO	134.66
371023	R	KITCHEN UNIT:RENEW SINGLE BASE 600X500 Kitchen Unit:Renew any type of prefinished single 600x500mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, drawer front and drawer box, shelf, decor panels, handles, but excluding worktop and plinth.	NO	160.91
371025	R	KITCHEN UNIT:RENEW SINGLE BASE 300X600 Kitchen Unit:Renew any type of prefinished single 300x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, drawer front and drawer box, shelf, decor panels, handles, but excluding worktop and plinth.	NO	137.08
371027	R	KITCHEN UNIT:RENEW SINGLE BASE 400X600 Kitchen Unit:Renew any type of prefinished single 400x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, drawer front and drawer box, shelf, decor panels, handles, but excluding worktop and plinth.	NO	145.63
371029	R	KITCHEN UNIT:RENEW SINGLE BASE 500X600 Kitchen Unit:Renew any type of prefinished single 500x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, drawer front and drawer box, shelf, decor panels, handles, but excluding worktop and plinth.	NO	158.89
371031	R	KITCHEN UNIT:RENEW SINGLE BASE 600X600 Kitchen Unit:Renew any type of prefinished single 600x600mm base unit	NO	167.06

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, drawer front and drawer box, shelf, decor panels, handles, but excluding worktop and plinth.		
371033	R	KITCHEN UNIT:RENEW DOUBLE BASE 800MM Kitchen Unit:Renew any type of prefinished double 800x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, drawer fronts and drawer boxes, shelf, decor panels, handles, but excluding worktop and plinth.	NO	216.06
371035	R	KITCHEN UNIT:RENEW DOUBLE BASE 1000MM Kitchen Unit:Renew any type of prefinished double 1000x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, drawer fronts and drawer boxes, shelf, decor panels, handles, but excluding worktop and plinth.	NO	246.28
371037	R	KITCHEN UNIT:RENEW DOUBLE BASE 1200MM Kitchen Unit:Renew any type of prefinished double 1200x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, drawer fronts and drawer boxes, shelf, decor panels, handles, but excluding worktop and plinth.	NO	311.53
371039	R	KITCHEN UNIT:RENEW CORNER BASE 800MM Kitchen Unit:Renew any type of prefinished 800x600mm corner base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, drawer front and drawer box, shelf, decor panels, handles, but excluding worktop and plinth.	NO	305.56
371041	R	KITCHEN UNIT:RENEW CORNER BASE 1000MM Kitchen Unit:Renew any type of prefinished 1000x600mm corner base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, drawer front and drawer box, shelf, decor panels, handles, but excluding worktop and plinth.	NO	313.60
371043	R	KITCHEN UNIT:RENEW CORNER BASE 1200MM Kitchen Unit:Renew any type of prefinished 1200x600mm corner base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, drawer front and drawer box, shelf, decor panels, handles, but excluding worktop and plinth.	NO	329.43
371045	R	KITCHEN UNIT:RENEW LARDER UNIT Kitchen Unit:Renew any type of prefinished tall larder floor unit including plug and scribe to walls and any necessary grounds and make good to all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, shelves, decor panels, handles, but excluding plinth.	NO	246.97

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ITEM	PRI	DESCRIPTION	UNIT	RATE
371047	R	KITCHEN UNIT:RENEW APPLIANCE UNIT 1950MM Kitchen Unit:Renew any type of prefinished 600x600x1950mm high appliance housing unit including plug and scribe to walls and any necessary grounds and make good to all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, shelves, decor panels, handles, but excluding plinth.	NO	235.85
371049	R	KITCHEN UNIT:RENEW APPLIANCE UNIT 600MM Kitchen Unit:Renew any type of prefinished 1000x600x600mm high appliance housing unit including plug and scribe to walls and any necessary grounds and make good to all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, shelves, decor panels, handles, but excluding plinth.	NO	141.24
371051	R	KITCHEN UNIT:RENEW SINGLE WALL 300X300 900MM HIGH Kitchen Unit:Renew any type of prefinished single 300x300mm wall unit, 900mm high, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, shelf, decor panels, handle, but excluding pelmet and cornice.	NO	103.48
371053	R	KITCHEN UNIT:RENEW SINGLE WALL 400X300 900MM HIGH Kitchen Unit:Renew any type of prefinished single 400x300mm wall unit, 900mm high, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, shelf, decor panels, handle, but excluding pelmet and cornice.	NO	114.67
371055	R	KITCHEN UNIT:RENEW SINGLE WALL 500X300 900MM HIGH Kitchen Unit:Renew any type of prefinished single 500x300mm wall unit, 900mm high, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, shelf, decor panels, handle, but excluding pelmet and cornice.	NO	119.04
371057	R	KITCHEN UNIT:RENEW SINGLE WALL 600X300 900MM HIGH Kitchen Unit:Renew any type of prefinished single 600x300mm wall unit, 900mm high, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with door, shelf, decor panels, handle, but excluding pelmet and cornice.	NO	126.20
371059	R	KITCHEN UNIT:RENEW DOUBLE WALL 1000X300 500MM HIGH Kitchen Unit:Renew any type of prefinished double 1000x300mm wall unit, 500mm high including plug scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, shelf, decor panels, handles, but excluding pelmet and cornice.	NO	194.27
371061	R	KITCHEN UNIT:RENEW DOUBLE WALL 1000X300 900MM HIGH Kitchen Unit:Renew any type of prefinished double 1000x300mm wall unit, 900mm high including plug scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, shelf, decor panels, handles, but excluding pelmet and	NO	200.12

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		cornice.		
371063	R	KITCHEN UNIT:RENEW DOUBLE WALL 1200X300 500MM HIGH Kitchen Unit:Renew any type of prefinished double 1200x300mm wall unit, 500mm high including plug scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, shelf, decor panels, handles, but excluding pelmet and cornice.	NO	200.05
371065	R	KITCHEN UNIT:RENEW DOUBLE WALL 1200X300 900MM HIGH Kitchen Unit:Renew any type of prefinished double 1200x300mm wall unit, 900mm high including plug scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, shelf, decor panels, handles, but excluding pelmet and cornice.	NO	206.02
371067	R	KITCHEN UNIT:RENEW CORNER WALL 500X300 500MM HIGH Kitchen Unit:Renew any type of prefinished 500x300mm corner wall unit, 500mm high including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, shelf, decor panels, handles, but excluding pelmet and cornice.	NO	178.70
371068	R	KITCHEN UNIT:RENEW CORNER WALL 500X300 900MM HIGH Kitchen Unit:Renew any type of prefinished 500x300mm corner wall unit, 900mm high including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, shelf, decor panels, handles, but excluding pelmet and cornice.	NO	184.67
371069	R	KITCHEN UNIT:RENEW CORNER WALL 600X300 500MM HIGH Kitchen Unit:Renew any type of prefinished 600x300mm corner wall unit, 500mm high including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, shelf, decor panels, handles, but excluding pelmet and cornice.	NO	189.97
371070	R	KITCHEN UNIT:RENEW CORNER WALL 600X300 900MM HIGH Kitchen Unit:Renew any type of prefinished 600x300mm corner wall unit, 900mm high including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with doors, shelf, decor panels, handles, but excluding pelmet and cornice.	NO	160.80
371071	R	KITCHEN UNIT:RENEW DRAWER PACK 500X600 Kitchen Unit:Renew any type of prefinished 500x600mm drawer pack unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with drawer fronts and drawer boxes, decor panels, handles, but excluding worktop and plinth.	NO	268.86
371073	R	KITCHEN UNIT:RENEW DRAWER PACK 600X600 Kitchen Unit:Renew any type of prefinished 600x600mm drawer pack unit	NO	253.30

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris, self assembly or delivered to site ready assembled for installation complete with drawer fronts and drawer boxes, decor panels, handles, but excluding worktop and plinth.		
371074	R	KITCHEN UNIT:RENEW COOKER HOOD COVER Kitchen Unit:Renew any type of prefinished 600mm wide a 300mm deep x 250mm high cooker hood cover unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	110.43
		Worktops		
372001	R	WORKTOP:RENEW NE 40MM THICK POST FORMED Worktop:Renew worktop with high density waterproof moisture resistant chipboard worktop ne 40mm thick to suit unit width with 1.3mm laminated sheet, post formed one edge, reverse compensated, including veneer exposed edges, disconnect from units, disconnect inset sink units, cut out for inset sinks, hob units etc., reconnect inset sink units, seal joint between worktop and wall with silicone sealant and make good damaged and renew any missing wall tiles and remove waste and debris, supplied and delivered to site complete with cap ends and joint strips.	LM	46.60
372002	R	WORKTOP:RENEW NE 40MM THICK DOUBLE POST FORMED Worktop:Renew worktop with high density waterproof moisture resistant chipboard worktop ne 40mm thick to suit unit width with 1.3mm laminated sheet, post formed on both opposing edges, reverse compensated, including veneer exposed edges, disconnect from units, disconnect inset sink units, cut out for inset sinks, hob units etc., reconnect inset sink units, seal joint between worktop and wall with silicone sealant and make good damaged and renew any missing wall tiles and remove waste and debris, supplied and delivered to site complete with cap ends and joint strips.	LM	53.64
372005	R	WORKTOP:REMOVE AND REFIX Worktop:Remove and securely refix any width worktop including seal joint to wall with waterproof sealant and make good damaged and renew any missing wall tiles and remove waste and debris.	LM	13.89
372007	R	WORKTOP:RENEW VENEER EDGING Worktop:Renew 1.3mm laminated sheet veneer edging to worktop or edge of cupboard door fixed with adhesive.	LM	10.54
372009	R	WORKTOP:PROVIDE FLY END PANEL Worktop:Supply and fix 18mm chipboard end panel melamine faced both sides, PVC lipped on all edges or vinyl wrap MDF, 600x870mm high, fixed to worktop and floor with plastic angle brackets.	NO	75.47
372011	R	WORKTOP:RENEW GALLOWS BRACKET Worktop:Renew gallows bracket overall 305x458mm made out of 50x38mm softwood plugged and screwed to wall and decorate to match existing.	NO	24.66
372013	R	WORKTOP:RENEW LEG TO WORKTOP Worktop:Renew chromium plated metal support leg to worktop with flange plates screwed to floor and worktop.	NO	39.24
372017	R	WORKTOP:RENEW JOINT STRIP Worktop:Renew aluminium joint strip between worktops including remove and refix worktops as necessary and make good.	NO	18.71

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ITEM	PRI	DESCRIPTION	UNIT	RATE
372019	R	WORKTOP:25X25MM EDGE TRIM Edge Trim:Supply and fix 25x25mm PVC/aluminium edge trim holed and screwed to softwood.	LM	11.93
372021	R	WORKTOP:PROVIDE COVERBEAD Worktop:Supply and fix proprietary aluminium 'L' shaped cover bead rounded at end, screwed to edge of chipboard worktop.	NO	9.44
Kitchen Units - Repairs				
373001	R	KITCHEN UNIT:REMOVE AND REFIX ANY TYPE Kitchen Unit:Remove and refix any kitchen unit including replug and screw to walls and all making good.	NO	29.20
373005	R	KITCHEN UNIT:RENEW BLOCKBOARD DOOR Kitchen Unit:Renew blockboard door to any kitchen unit on and including pair of 50mm butt hinges, fit and hang, ease and adjust, including housing out unit for hinges and decorate to match existing and remove waste and debris.	NO	102.22
373007	R	KITCHEN UNIT:RENEW BASE UNIT DOOR Kitchen Unit:Renew base unit door with melamine faced and edged chipboard or vinyl wrapped MDF door, including pair of spring loaded concealed hinges, fit and hang, ease and adjust and remove waste and debris.	NO	83.21
373009	R	KITCHEN UNIT:RENEW WALL UNIT DOOR Kitchen Unit:Renew any height wall unit door with melamine faced and edged chipboard or vinyl wrapped MDF door, including pair of spring loaded concealed hinges, fit and hang, ease and adjust and remove waste and debris.	NO	78.90
373010	R	KITCHEN UNIT:RENEW TRANSPARENT DOOR Kitchen Unit:Renew any height wall unit door with dementia friendly transparent door, including pair of spring loaded concealed hinges, fit and hang, ease and adjust and remove waste and debris.	NO	79.33
373011	R	KITCHEN UNIT:RENEW TALL FLOOR UNIT DOOR Kitchen Unit:Renew tall floor unit door with melamine faced and edged or vinyl wrap chipboard door to match existing, including pair of spring loaded concealed hinges, fit and hang, including renew or remove and refix existing handle, ease and adjust and remove waste and debris.	NO	126.96
373013	R	KITCHEN UNIT:RENEW CUPBOARD BACK Kitchen Unit:Renew cupboard back with 3mm self finished hardboard, size approximately upto 1200mm wide x 900mm high.	NO	38.06
373015	R	KITCHEN UNIT:RENEW SHELF TO UNIT Kitchen Unit:Renew shelf to base or wall unit with 19mm thick melamine faced and edged or vinyl wrap chipboard, fixed to existing bearers.	NO	34.32
373019	R	KITCHEN UNIT:RENEW BOTTOM SHELF Kitchen Unit:Renew bottom shelf to base unit with 19mm thick melamine faced and edged chipboard or vinyl wrapped MDF, ne 575mm deep x 1150mm wide overall, cut and fit to unit.	NO	42.78
373021	R	KITCHEN UNIT:RENEW SIDE PANEL Kitchen Unit:Renew side panel to any base unit with melamine faced and edged or vinyl wrap chipboard replacement panel including cut and fit to unit.	NO	58.65

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
373023	R	KITCHEN UNIT:RENEW PLINTH Kitchen Unit:Renew plinth to any base unit with melamine faced and edged chipboard or vinyl wrap MDF plinth including cut and fit to unit.	LM	29.48
373027	R	KITCHEN UNIT:RENEW DRAWER BOX COMPLETE Kitchen Unit:Renew drawer to kitchen unit with proprietary plastic drawer box complete with runners, remove existing front from old drawer and refix to new drawer box and test and adjust as necessary.	NO	68.79
373045	R	KITCHEN UNIT:RENEW OR INSTALL CHILD LOCK Kitchen Unit:Renew or supply and install child proof locks to any type of kitchen unit including removing existing if applicable, cutting out, adjusting door, piecing in and make good.	IT	21.59
373049	U	KITCHEN UNIT:OVERHAUL ANY TYPE Kitchen Unit:Overhaul any kitchen unit including replug and screw to walls, ease and adjust doors, refix hinges, pull handles, child locks, resecure drawer fronts, reglue loose veneers, adjust drawer runners and all making good.	NO	39.20
373051	R	KITCHEN UNIT:RENEW PELMET Kitchen Unit:Renew pelmet to any wall units with melamine faced and edged or vinyl wrap chipboard replacement plinth including cut and fit to unit.	LM	21.57
373053	R	KITCHEN UNIT:RENEW CORNICE Kitchen Unit:Renew cornice to any wall units with melamine faced and edged or vinyl wrap chipboard replacement plinth including cut and fit to unit.	LM	21.57
373055	R	KITCHEN UNIT:RENEW UPSTAND TO WORKTOP Kitchen Unit:Renew upstand to worktop with melamine faced and edged or vinyl wrap chipboard replacement plinth including cut and fit to unit.	LM	9.47
375057	R	KITCHEN UNITS:RENEW DOOR OR DRAWER HANDLES NE 5 Kitchen Units:Renew all door or drawer handles as instructed by the Client's Representative (upto 5 handles renewed in one kitchen).	NO	41.68
375059	R	KITCHEN UNITS:RENEW DOOR OR DRAWER HANDLES NE 10 Kitchen Units:Renew all door or drawer handles as instructed by the Client's Representative (over 6 and upto 10 handles renewed in one kitchen).	NO	81.98
375061	R	KITCHEN UNITS:RENEW DOOR OR DRAWER HANDLES NE 15 Kitchen Units:Renew all door or drawer handles as instructed by the Client's Representative (over 11 and upto 15 handles renewed in one kitchen).	NO	131.06
375063	R	KITCHEN UNITS:REMOVE AND DISPOSE UNIT Kitchen Units:Remove any type of existing kitchen base, wall or tall floor unit, make good finishes and remove waste and debris (unit not being renewed).	NO	7.78
375065	R	KITCHEN UNITS:REMOVE AND DISPOSE WORKTOP Kitchen Units:Remove any type of worktop whether over base units or supported on brackets, make good finishes and remove waste and debris (worktop not being renewed).	NO	6.67

Skirtings, Rails and Architraves

Skirting - Softwood

381001	R	SKIRTING:RENEW SOFTWOOD SKIRTING Skirting:Renew any size softwood plain, moulded or chamfered skirting plugged to brickwork, including all ends and angles and decorate to match existing and remove waste and debris.	LM	25.76
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M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
381003	U	SKIRTING:TAKE OFF AND REFIX Skirting:Take off and refix existing skirting including denail skirting and touch up decorations.	LM	9.80
		Picture and Dado Rails etc.		
382001	U	RAIL:TAKE OFF EXISTING AND MAKE GOOD Rail:Take off existing picture or dado rail, clear away and make good plasterwork and remove waste and debris.	LM	5.91
		Architraves - Softwood		
383001	R	ARCHITRAVE:RENEW SW SET TO ONE SIDE OF DOOR Architrave:Renew any size softwood plain, moulded or chamfered architrave set to one side of door frame including all mitres and scribing and prepare to decorate and remove waste and debris.	IT	35.73
383003	R	ARCHITRAVE:RENEW SW LEG OR HEAD ONE SIDE Architrave:Renew any size softwood plain, moulded or chamfered architrave to leg or head of door frame one side including all mitres and scribing and prepare to decorate and remove waste and debris.	IT	13.13
383007	U	ARCHITRAVE:REFIX ANY LOOSE Architrave:Refix including take off as necessary any loose architrave to both sides of door frame including touch up decorations to match existing.	IT	9.80
		Architraves - Hardwood		
383101	R	ARCHITRAVE:RENEW HW SET TO ONE SIDE OF DOOR Architrave:Renew any size hardwood plain, moulded or chamfered architrave set to one side of door frame including all mitres and scribing and prepare to decorate and remove waste and debris.	IT	121.41
383103	R	ARCHITRAVE:RENEW HW LEG OR HEAD ONE SIDE Architrave:Renew any size hardwood plain, moulded or chamfered architrave to leg or head of door frame one side including all mitres and scribing and prepare to decorate and remove waste and debris.	IT	49.18
		Thresholds to Door Openings		
384001	R	THRESHOLD:RENEW TO DOOR OPENING Threshold:Renew or provide 19x150mm twice splayed and twice rounded hardwood door threshold ne 1.00m long including notch and fit ends and decorate to match existing and remove waste and debris.	IT	51.65
384003	U	THRESHOLD:RESECURE LOOSE Threshold:Resecure loose door threshold.	IT	11.26
		Shelving		
385001	R	SHELVING:RENEW WROT SOFTWOOD BEARERS Shelving:Renew ne 20x69mm wrot softwood bearers including plug to walls and make good and decorate to match existing and remove waste and debris.	LM	8.22
385003	R	SHELVING:RENEW SLATTED COMPLETE Shelving:Renew slatted shelving consisting of 20x44mm slats at 75mm centres on and including 25x50mm cross bearers at 500mm centres and remove waste and debris.	SM	63.41

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ITEM	PRI	DESCRIPTION	UNIT	RATE
385004	R	SHELVING:REFIX SLATTED COMPLETE Shelving:Refix existing slatted shelving including renewing any damaged or broken 20x44mm slats and provide any additional support bearers as necessary.	SM	33.52
385005	R	SHELVING:MELAMINE FACED NE 300MM Shelving:Supply and fix melamine faced chipboard shelving ne 300mm wide cut to length and fix to bearers or brackets.	LM	32.11
385007	R	SHELVING:12MM PLYWOOD HARDWOOD EDGED NE 300MM Shelving:Renew 12mm plywood ne 300mm wide, cut to length with hardwood edging glued and pinned and fix to bearers or brackets and decorate to match existing and remove waste and debris.	LM	30.12
385009	R	SHELVING:18MM BLOCKBOARD HARDWOOD EDGED NE 300MM Shelving:Renew 18mm blockboard ne 300mm wide, cut to length with hardwood edging glued and pinned and fix to bearers or brackets and decorate to match existing and remove waste and debris.	LM	30.96
Windowboards				
386001	R	WINDOWBOARD:RENEW SOFTWOOD Windowboard:Renew ne 25x300mm softwood windowboard plugged, screwed and pelltated to brickwork, make good plasterwork and decorations and decorate to match existing and remove waste and debris.	LM	49.33
386003	R	WINDOWBOARD:RENEW MDF Windowboard:Renew ne 25x300mm MDF windowboard plugged, screwed and pelltated to brickwork, make good plasterwork and decorations and decorate to match existing and remove waste and debris.	LM	37.46
386005	R	WINDOWBOARD:RENEW HARDWOOD Windowboard:Renew ne 25x300mm hardwood windowboard plugged, screwed and pelltated to brickwork, make good plasterwork and decorations and decorate to match existing and remove waste and debris.	LM	65.90
386009	R	WINDOWBOARD:RENEW PVCU Windowboard:Renew existing with PVCu ne 25x300mm windowboard fixed with approved adhesive or other approved concealed fixing method to brickwork, make good plasterwork and decorations.	LM	32.41
386007	U	WINDOWBOARD:REFIX LOOSE Windowboard:Refix any size or type of loose windowboard to window including removing if necessary, making good and touching up decorations.	NO	9.80
Ducting and Bath Panels				
Duct Casings				
387001	R	DUCT:RENEW 6MM PLYWOOD SIDED CASING NE 300MM Duct:Renew two or three sided pipe duct casing NE 300mm girth and framing, with 6mm WBP plywood casing sides, screwed with brass cups and screws to and including 38x50mm framing including plug and screw to walls, form access points as necessary and decorate to match existing and remove waste and debris.	LM	31.86
387002	R	DUCT:RENEW 12MM PLYWOOD SIDED CASING NE 300MM Duct:Renew two or three sided pipe duct casing NE 300mm girth and framing, with 12mm WBP plywood casing sides, screwed with brass cups and screws to and including 38x50mm framing including plug and screw to walls,	LM	41.35

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		form access points as necessary and decorate to match existing and remove waste and debris.		
387003	R	DUCT:RENEW 6MM PLYWOOD CASING SIDE OVER 300MM Duct:Renew two or three sided pipe duct casing over 300mm girth and framing, with 6mm WBP plywood casing sides, screwed with brass cups and screws to and including 38x50mm framing including plug and screw to walls, form access points as necessary and decorate to match existing and remove waste and debris.	SM	69.24
387004	R	DUCT:RENEW 12MM PLYWOOD SIDED CASING OVER 300MM Duct:Renew two or three sided pipe duct casing over 300mm girth and framing, with 12mm WBP plywood casing sides, screwed with brass cups and screws to and including 38x50mm framing including plug and screw to walls, form access points as necessary and decorate to match existing and remove waste and debris.	SM	101.77
387007	R	DUCT:RENEW 6MM PLYWOOD SIDED CASING NE 450MM Duct:Renew two or three sided pipe duct casing NE 450mm girth and framing, with 6mm WBP plywood casing sides, screwed with brass cups and screws to and including 38x50mm framing including plug and screw to walls, form access points as necessary and decorate to match existing and remove waste and debris.	LM	76.76
387008	R	DUCT:RENEW 12MM PLYWOOD SIDED CASING NE 450MM Duct:Renew two or three sided pipe duct casing NE 450mm girth and framing, with 12mm WBP plywood casing sides, screwed with brass cups and screws to and including 38x50mm framing including plug and screw to walls, form access points as necessary and decorate to match existing and remove waste and debris.	LM	86.54
387009	R	DUCT:RENEW PLASTERBOARD CASING NE 300MM Duct:Renew two or three sided pipe duct casing NE 300mm girth and framing, with 12.5mm plasterboard casing sides, screwed with brass cups and screws to and including 38x50mm framing including plug and screw to walls, form access points as necessary and decorate to match existing and remove waste and debris.	LM	38.70
387011	R	DUCT:RENEW PLASTERBOARD CASING OVER 300MM Duct:Renew two or three sided pipe duct casing over 300mm girth and framing, with 12.5mm plasterboard casing sides, screwed with brass cups and screws to and including 38x50mm framing including plug and screw to walls, form access points as necessary and decorate to match existing and remove waste and debris.	SM	79.33
387015	R	DUCT:RENEW PLASTERBOARD SIDED NE 450MM Duct:Renew two or three sided pipe duct casing NE 450mm girth and framing, with 12.5mm plasterboard casing sides, screwed with brass cups and screws to and including 38x50mm framing including plug and screw to walls, form access points as necessary and decorate to match existing and remove waste and debris.	LM	77.76
387017	U	DUCT:REMOVE REFIX CASING FOR CLIENT INSPECTION Duct:Remove pipe duct casing for Employer inspection and later refix including all making good and make good decorations to match existing and remove waste and debris.	LM	12.58
387019	R	DUCT:FORM ACCESS PANEL IN EXISTING Duct:Form access panel in existing duct casing, remove plywood casing as necessary, cut out and form access panel fixed with brass cups and screws	IT	63.24

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		including all additional framing and make good decorations to match existing and remove waste and debris.		
387021	R	DUCT:REMOVE DUCTING AND DISPOSE Duct:Remove any type of duct covering and framing ne 1.00sm in wall area, make good finishes and remove waste and debris.	NO	11.12
387023	R	DUCT:INSTALL PROPRIETARY ACCESS PANEL 150 X 235MM Duct: Cut opening in existing plywood or plasterboard duct casing and supply and install proprietary duct access panel size 150 x 235mm in accordance with the manufacturers technical data sheet, all labours, make good, remove waste and debris.	IT	35.31
387025	R	DUCT:INSTALL PROPRIETARY ACCESS PANEL 300 X 300MM Duct: Cut opening in existing plywood or plasterboard duct casing and supply and install proprietary duct access panel size 300 x 300mm in accordance with the manufacturers technical data sheet , all labours, make good, remove waste and debris.	IT	169.85
Bath Panels and Framing				
388001	R	BATH PANEL:RENEW HARDBOARD SIDE AND FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side bath panel, securely screwed with chromium plated dome headed screws to and including 38x50mm softwood framing and remove waste and debris.	IT	84.46
388003	R	BATH PANEL:RENEW HARDBOARD END AND FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard end bath panel, securely screwed with chromium plated dome headed screws to and including 38x50mm softwood framing complete with metal bath panel trim and remove waste and debris.	IT	57.26
388005	R	BATH PANEL:RENEW HARDBOARD SIDE END AND FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side and end bath panels securely screwed with chromium plated dome screws to and including 38x50mm softwood framing complete with metal bath panel trim and remove waste and debris.	IT	128.89
388007	R	BATH PANEL:RENEW HARDBOARD SIDE EXISTING FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side bath panel securely screwed with chromium plated dome screws to existing framing and remove waste and debris.	IT	28.83
388009	R	BATH PANEL:RENEW HARDBOARD END EXISTING FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard end bath panel securely screwed with chromium plated dome screws to existing framing complete with metal bath trim and remove waste and debris.	IT	23.27
388011	R	BATH PANEL:RENEW HARDBD SIDE END EXISTING FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side and end bath panels securely screwed with chromium plated dome screws to existing framing and including metal bath panel edge trim and remove waste and debris.	IT	43.62
388013	R	BATH PANEL:RENEW ACRYLIC SIDE Bath Panel:Renew or supply and fix proprietary acrylic side bath panel, colour to match, including all plinths, trims, corner pieces and the like, securely fixed with brackets and make good and remove waste and debris.	IT	67.94

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ITEM	PRI	DESCRIPTION	UNIT	RATE
388015	R	BATH PANEL:RENEW ACRYLIC END Bath Panel:Renew or supply and fix proprietary acrylic end bath panel, colour to match, including all plinths, trims, corner pieces and the like, securely fixed with brackets and make good and remove waste and debris.	IT	42.31
388017	R	BATH PANEL:RENEW ACRYLIC SIDE AND END Bath Panel:Renew or supply and fix proprietary acrylic side and end bath panel, colour to match, including all plinths, trims, corner pieces and the like, securely fixed with brackets and make good and remove waste and debris.	IT	98.99
388019	U	BATH PANEL:REMOVE AND REFIX ANY TYPE Bath Panel:Remove and later refix any bath panel (side or end) including any corner angle trim, skirting etc.	NO	14.04
Ironmongery				
Butts, Hinges, etc.				
390101	R	HINGES:RENEW PAIR OF 63MM STORMPROOF Hinges:Renew pair of 63mm anodised steel stormproof hinges including remove and rehang casement.	PR	12.77
390105	R	HINGES:RENEW PAIR OF FRICTION PIVOTS Hinges:Renew pair of friction hinges to pivot window including remove and refix casement.	PR	59.44
390107	R	HINGES:RENEW 1.5 PAIRS OF STEEL BUTT HINGES Hinges:Renew ne 1.5 pairs 100mm mild steel butt hinges, ease and adjust door, make good to recesses in frame.	IT	24.45
390109	R	HINGES:RENEW 1.5 PAIRS OF BRASS BUTT HINGES Hinges:Renew ne 1.5 pairs 100mm brass butt hinges, ease and adjust door, make good to recesses in frame.	IT	25.32
390111	R	HINGES:RENEW PAIR TEE HINGES Hinges:Renew pair of 300mm galvanised tee hinges, ease and adjust door, make good to frame.	PR	23.69
390113	R	HINGES:RENEW PAIR OF 50MM BUTT HINGES Hinges:Take off cupboard door and set aside, remove hinges and renew with pair of 50mm butt hinges, rehang door, ease and adjust.	PR	16.38
Sliding Sash Fittings				
390301	U	FASTENER:RENEW ANY TYPE OF SASH FASTENER Fastener:Renew or supply and fix new any type of sash fastener including make good and touch up decorations.	NO	14.41
390307	R	LIFT:RENEW SASH LIFT Lift:Renew or supply and fix new sash lift.	NO	7.90
390309	R	BOLT:RENEW SASH BOLT Bolt:Renew or supply and fix new lockable sash bolt to centre rail of sliding sash timber windows including make good and touch up decorations, hand key to Tenant.	NO	17.18
390311	R	LOCK:RENEW PAIR OF SASH LOCKS Lock:Renew or supply and fix new pair of lockable sash locks to restrict opening of sliding sash timber windows, including make good and touch up decorations, hand key to Tenant.	PR	34.06

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ITEM	PRI	DESCRIPTION	UNIT	RATE
390313	R	SASH PINS:RENEW PAIR SASH PINS Sash Pins:Renew or supply and fix new pair of dual sash pins to centre rail of sliding sash timber windows, including make good and touch up decorations, hand key to Tenant.	PR	23.80
Door Closers/Door Restrictors				
390501	U	CLOSER:RENEW LIGHT DUTY OVERHEAD/DOOR RESTRICTOR Closer:Renew or supply and fix light duty overhead door closer or other equal and approved screwed to door and frame, make good and remove waste and debris.	NO	59.61
390503	U	CLOSER:RENEW HEAVY DUTY OVERHEAD Closer:Renew or supply and fix heavy duty overhead door closer or other equal and approved screwed to door and frame, make good and remove waste and debris.	NO	87.32
390505	U	CLOSER:RENEW OR SUPPLY PERKO TYPE Closer:Renew or supply and fix Perko type concealed door closer screwed to door and frame, including remove and refix door or door stop as necessary, make good and remove waste and debris.	NO	44.46
390509	U	CLOSER:RENEW OR SUPPLY AND FIX GIBRALTER TYPE Closer:Renew or supply and fix Gibraltar door closer or other equal and approved screwed to door and frame, make good and remove waste and debris.	NO	27.47
390507	U	CLOSER:EASE AND ADJUST ANY TYPE Closer:Ease and adjust any type door closer or door restrictor.	NO	9.80
Floor Springs				
390601	R	FLOOR SPRING:RENEW SINGLE ACTION Floor Spring:Renew or supply and install single action hydraulic check for door maximum 2150x850mm complete with top plate, loose box 57mm deep for concrete, top centre and shoe, remove existing floor spring or form recess in floor, fix in position as manufacturers technical data sheet, ease and adjust door, make good floor finishes and all other works disturbed and remove waste and debris complete, remove existing or form recess in floor, fix as manufacturers technical data sheet, make good and remove waste and debris.	NO	319.98
390603	R	FLOOR SPRING:RENEW DOUBLE ACTION Floor Spring:Renew or install double action hydraulic check for door maximum 2150x850mm complete with top plate, adjustable loose box 59mm deep for concrete, adjustable top centre and shoe, remove existing floor spring or form recess in floor, fix in position as manufacturers technical data sheet, ease and adjust door, make good floor finishes and all other works disturbed and remove waste and debris.	NO	428.35
390605	R	FLOOR SPRING:OVERHAUL Floor Spring:Overhaul and maintain floor spring to door, including ease and adjust, oil moving parts.	NO	30.87
Sliding Door Gear				
390701	R	SLIDING DOOR GEAR:REPAIR Sliding Door Gear:Take off, repair and refix, aluminium or plastic double track sliding door gear to pair of wardrobe doors maximum 1.5m opening, including removing and rehanging doors.	NO	39.20

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ITEM	PRI	DESCRIPTION	UNIT	RATE
390703	R	SLIDING DOOR GEAR:RENEW Sliding Door Gear:Remove existing sliding door gear and renew with anodised aluminium or plastic double track sliding door gear to pair of wardrobe doors maximum 1.5m opening, including removing and rehang doors.	NO	117.81
Patio Door Runners				
390801	R	PATIO DOOR RUNNER:REPAIR Patio Door Runner:Take off, repair and refix, aluminium double track patio door runner to pair of patio doors maximum 2.0m opening, including removing and rehang doors.	NO	86.31
390803	R	PATIO DOOR RUNNER:RENEW Patio Door Runner:Remove existing patio door runner and renew with anodised aluminium double track patio door runner to pair of patio doors maximum 2.0m opening, including removing and rehang doors.	NO	176.87
Locks				
390901	U	RIMLOCK:RENEW COMPLETE Rimlock:Renew rimlock, keep and set of rimlock furniture, including altering door as necessary for new lock and housing out existing frame as necessary and provide two new keys.	NO	50.15
390903	U	LOCK:RENEW MORTICE COMPLETE Lock:Renew mortice lock, keep and renew or refix set of anodised aluminium lever handle furniture including altering door as necessary for new lock and provide two new keys.	NO	43.81
390907	U	LOCK:RENEW MORTICE KEEP Lock:Renew mortice lock keep including housing out existing frame as necessary.	NO	7.95
390909	U	LOCK:RENEW MORTICE DEADLOCK Lock:Renew mortice deadlock, keep and set of escutcheons including altering door as necessary for new lock and provide two new keys.	NO	49.61
390911	U	LOCK:RENEW 5L MORTICE COMPLETE Lock:Renew 5 lever mortice lock, keep and set of anodised aluminium lever handle furniture including altering door as necessary for new lock and provide two new keys.	NO	59.54
390915	U	LOCK:RENEW 5L MORTICE DEADLOCK Lock:Renew 5 lever mortice deadlock, keep and set of escutcheons including altering door as necessary for new lock and provide two new keys.	NO	60.61
390917	E	LOCK:OVERHAUL ANY LOCK COMPLETE Lock:Remove any type of lock and furniture, dismantle, overhaul, repair, oil and assemble and refix to door.	NO	16.82
390919	U	LOCK:RENEW WITH 5L MORTICE Lock:Renew rimlock with 5 lever mortice lock, keep and set of anodised aluminium lever handle furniture, including altering door as necessary for new lock and provide two new keys.	NO	81.78
390921	U	DOOR:RENEW MULTIPOINT LOCK Door:Renew any defective or broken multipoint door locking system complete to any type of door, adapt keep if necessary, including remove existing, test and leave in proper working order and provide two new keys.	NO	147.46

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ITEM	PRI	DESCRIPTION	UNIT	RATE
390922	R	DOOR:RENEW MULTIPOINT AV2+ LOCK Door:Renew any defective or broken multipoint Winkhaus AV2 door locking system complete to any type of door, adapt keep if necessary, including remove existing, test and leave in proper working order and provide two new keys.	NO	168.52
390923	U	LOCK:RENEW EUROLOCK COMPLETE Lock:Renew 'eurolock' lock, keep and set of anodised aluminium lever handle furniture including altering door as necessary for new lock and provide two new keys.	NO	59.32
390925	U	LOCK:RENEW EUROLOCK CYLINDER Lock:Renew 'eurolock' cylinder only to lock including provide two new keys.	NO	39.64
390927	U	LOCK:RENEW PATIO DOOR LOCK COMPLETE Lock:Renew multipoint patio door lock and set of anodised aluminium lever handle furniture and provide two new keys.	NO	162.97
390929	U	LOCK:FULL LOCK CHANGE - FRONT DOOR Lock:Renew cylinder rim nightlatch, keep and pull handle and 5 lever mortice deadlock, keep and set of escutcheons including altering door as necessary for new locks and provide two new keys for each lock.	IT	98.53
390931	U	LOCK:FULL LOCK CHANGE - FRONT AND REAR DOOR Lock:Renew cylinder rim nightlatch, keep and pull handle and 5 lever mortice deadlock, keep and set of escutcheons to front door and 5 lever mortice lock, keep and set of anodised aluminium lever handle furniture to rear door including altering doors as necessary for new locks and provide two new keys for each lock.	IT	154.85
390933	U	LOCK:FULL LOCK CHANGE - FRONT AND REAR DOOR MULTI Lock:Renew multipoint door locking system complete to front door and 5 lever mortice lock complete to rear door, alter doors for locks, provide two new keys for each lock.	IT	217.38
390941	R	GERDA LOCK:SUPPLY AND FIT COMPLETE Gerda Lock:Renew any Gerda lock and keep, including altering door as necessary for new lock and provide two Gerda keys. And remove waste and debris.	NO	243.08
Electro-Magnetic Locks				
390924	R	DOOR:INSTALL ELECTRO MAGNETIC AV2-E LOCK Door:Isolate supply, supply and install electro-magnetic multipoint Winkhaus AV2 door locking system to single doorset, connect to electrical installation, including make all necessary connections to fire alarm installation, 24volt DC supply (allow for 6m of 1.00mm2 FP200 gold fire resistant cable and any necessary containment), test and make good on completion and remove waste and debris.	NO	720.50
390951	R	DOOR:INSTALL ELECTRO-MAGNETIC AV2 B LOCK Door:Isolate supply, supply and install electro-magnetic multipoint AV2 B or other equal and approved keyless option door locking system to single doorset, connect to electrical installation, 24volt DC supply (allow for 20m of 1.00mm2 FP200 gold fire resistant cable and any necessary containment), test and make good on completion and remove waste and debris.	NO	831.24
390953	R	DOOR:INSTALL ELECTRO-MAGNETIC AV2+ LOCK Door:Isolate supply, supply and install multipoint AV2+ or other equal and approved door locking system to single doorset, electro-magnetic adaptation,	NO	271.24

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		connect to electrical installation, including make all necessary connections to fire alarm installation, 24volt DC supply (allow for 20m of 1.00mm2 FP200 gold fire resistant cable and any necessary containment), test and make good on completion and remove waste and debris.		
390957	R	DOOR:RENEW ELECTRO-MAGNETIC AV2+ LOCK Door:Isolate supply, renew existing multipoint AV2+ or other equal and approved door locking system to single doorset, electro-magnetic adaptation, re-connect to electrical supply, test and make good on completion and remove waste and debris.	NO	200.41
		Rim Slamlocks		
391003	R	RIM SLAMLOCK:RENEW GERDA COMPLETE Rim Slamlock:Supply and fix or renew with Gerda rim slamlock, keep and single escutcheon, inc alter door and frame as necessary and provide two Gerda slam lock keys, and remove waste and debris.	NO	317.81
391001	R	RIM SLAMLOCK:RENEW FB4 COMPLETE Rim Slamlock:Supply and fix or renew with Fire Brigade FB4 rim slamlock, keep and single escutcheon, inc alter door and frame as necessary and provide two FB4 slam lock keys, and remove waste and debris.	NO	125.38
		Latches		
391101	R	LATCH:RENEW MORTICE LATCH COMPLETE Latch:Renew mortice latch, keep and set of anodised aluminium lever handle furniture including altering door as necessary for new latch.	NO	45.19
391103	R	LATCH:RENEW MORTICE LATCH ONLY Latch:Take off existing set of lever handles and set aside, take out and renew mortice latch, refix set of handles.	NO	41.30
391107	R	LATCH:OVERHAUL LATCH AND FURNITURE Latch:Remove mortice latch and furniture, dismantle, overhaul, repair, oil and assemble and refix to door.	NO	14.04
		Cylinder Night Latches		
391301	U	NIGHTLATCH:RENEW COMPLETE Nightlatch:Renew cylinder rim nightlatch, keep and pull handle, including altering door as necessary for new latch and provide two new keys.	NO	73.69
391305	U	NIGHTLATCH:RENEW CYLINDER BARREL Nightlatch:Renew cylinder barrel to nightlatch and provide two new keys.	NO	25.82
391307	U	NIGHTLATCH:RENEW SUITED CYLINDER BARREL Nightlatch:Renew suited cylinder barrel to nightlatch and provide two new keys.	NO	28.74
391309	E	NIGHTLATCH:OVERHAUL COMPLETE Nightlatch:Remove any type of cylinder nightlatch, dismantle, overhaul, repair, oil and assemble and refix to door.	NO	16.82
391313	U	NIGHTLATCH:RENEW PULL Nightlatch:Renew nightlatch finger full, dismantle latch, install new pull, oil and reassemble and refix to door.	NO	15.19

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Keypad Locks				
391315	U	LOCK:RENEW WITH KEYPAD TYPE - DOMESTIC STANDARD Lock:Renew any nightlatch with domestic standard keypad type lock, keep and pull including altering door as necessary for new lock.	NO	75.71
391317	U	LOCK:RENEW WITH KEYPAD TYPE - HEAVY DUTY Lock:Renew any nightlatch with heavy duty keypad and key type lock, keep and pull including altering door as necessary for new lock.	NO	151.53
Roller and Ball Catches				
391501	R	CATCH:RENEW CATCH AND KEEP Catch:Renew catch and keep including altering door as necessary for new catch and housing out frame for keep.	NO	17.81
391503	R	CUPBOARD:RENEW 50MM BRASS LOCK Cupboard:Renew 50mm brass cupboard lock.	NO	22.95
391505	R	CUPBOARD:RENEW DOOR CATCH Cupboard:Renew cupboard door catch (any type).	NO	9.10
391507	R	CUPBOARD:RENEW CATCH KEEP Cupboard:Renew cupboard catch keep including housing out frame as necessary.	NO	10.01
Bolts, Security Bolts, Panic Bolts and Padlocks				
391701	U	BOLT:RENEW NE 250MM PADBOLT Bolt:Renew or supply and fix new ne 250mm galvanised approved padbolt.	NO	16.74
391703	U	BOLT:RENEW 200MM TOWER BOLT Bolt:Renew or supply and fix new 200mm tower bolt and keep.	NO	14.68
391705	U	BOLT:RENEW NE 150MM BARREL BOLT Bolt:Renew or supply and fix new ne 150mm barrel bolt and keep.	NO	7.76
391707	U	BOLT:RENEW INDICATOR BOLT Bolt:Renew 175mm SAA bathroom indicator bolt and keep.	NO	28.45
391709	U	BOLT:RENEW MORTICE SECURITY BOLT Bolt:Renew or supply and fix new mortice security bolt with key operation and keep.	NO	28.73
391711	U	BOLT:RENEW SINGLE PANIC BOLT Bolt:Renew or supply and fix new any type approved SAA panic bolt and keep to single door.	NO	108.38
391712	R	BOLT:RENEW DOUBLE PANIC BOLT Bolt:Renew or supply and fix new anytype approved SAA panic bolt and keeps to double door.	NO	208.12
391713	U	BOLT:RENEW FIRE SECURITY BOLT Bolt:Renew or supply and fix new fire security bolt, surface fixed to emergency exit doors comprising metal bolt held extended by clear glass tube retained by padlock including keep, hammer and chain.	NO	45.12
391715	U	BOLT:RENEW GLASS TO FIRE SECURITY BOLT Bolt:Renew glass tube to fire security bolt including reset.	NO	10.22

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ITEM	PRI	DESCRIPTION	UNIT	RATE
391719	U	BOLT AND KEEP:REMOVE EASE AND REFIX Bolt and Keep:Remove barrel bolt or bolt keep, oil and ease as necessary and refix bolt and or bolt keep in new position.	NO	8.48
391723	U	PADLOCK:RENEW OR SUPPLY PADLOCK Padlock:Renew or supply and fix 50mm galvanised approved padlock with two keys and hand to Client Representative.	NO	20.91
391725	U	HASP:RENEW WITH STAPLE Hasp:Renew any type of hasp and staple.	NO	22.34
391727	U	HASP:RENEW WITH PADLOCK Hasp:Renew any type of hasp, staple and 50mm galvanised approved padlock, supply two keys and hand keys to Client Representative.	NO	38.80
391731	R	PADLOCK:RENEW OR SUPPLY FB11 PADLOCK Padlock:Renew or supply and fix galvanised FB11 approved padlock with two keys and hand to Client Representative, and remove waste and debris.	NO	21.41
391733	R	PADLOCK:RENEW OR SUPPLY FB11 PADLOCK AND CHAIN Padlock:Renew or supply and fix galvanised FB11 approved padlock with two keys and 600mm length of galvanised heavy duty chain and hand to Client Representative, and remove waste and debris.	NO	27.79
391735	R	PADLOCK:RENEW OR SUPPLY FB14 PADLOCK Padlock:Renew or supply and fix galvanised FB14 approved padlock with two keys and hand to Client Representative, and remove waste and debris.	NO	22.71
391737	R	PADLOCK:RENEW OR SUPPLY FB14 PADLOCK AND CHAIN Padlock:Renew or supply and fix galvanised FB14 approved padlock with two keys and 600mm length of galvanised heavy duty chain and hand to Client Representative, and remove waste and debris.	NO	29.09
Door Furniture including Viewer, Security Chain				
392501	R	DOOR FURNITURE:RENEW SET OF LEVER HANDLES Door Furniture:Renew set of anodised aluminium lever latch or lock furniture.	NO	35.21
392505	R	DOOR FURNITURE:RENEW SET OF KNOBS TO RIMLOCK Door Furniture:Renew set of rimlock knob furniture.	NO	14.42
392509	R	DOOR FURNITURE:RENEW OR INSTALL VIEWER Door Furniture:Renew or supply and fix new security door viewer including drilling/adapting hole through door as necessary and make good, and remove waste and debris.	NO	15.55
392511	R	DOOR FURNITURE:RENEW OR INSTALL CHAIN Door Furniture:Renew or supply and fix new door security chain and make good and remove waste and debris.	NO	11.40
392513	R	DOOR FURNITURE:REFIX ANY LOOSE FITTING Door Furniture:Refix any loose door fitting to timber door.	NO	6.26
392515	R	DOOR FURNITURE:RENEW OR INSTALL KICKING PLATE Door Furniture:Renew or supply and fix 16 gauge SAA kicking plate ne 900x300mm, screw fixed to any door.	NO	30.48
392517	R	DOOR FURNITURE:RENEW OR INSTALL PULL HANDLES Door Furniture:Renew or supply and fix pull handle, SAA, 150mm.	NO	21.51

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ITEM	PRI	DESCRIPTION	UNIT	RATE
392519	R	DOOR FURNITURE:RENEW OR INSTALL PUSH PLATES Door Furniture:Renew push or finger plate, SAA, 225x50mm and remove waste and debris.	NO	12.44
392521	U	DOORS:PROVIDE NEW NON-SUITED KEYS Doors:Supply only non suited key including all necessary cutting.	NO	11.82
392523	U	DOORS:PROVIDE NEW SUITED KEYS Doors:Supply only suited key including all necessary cutting.	NO	14.18
392524	U	GERDA LOCK:PROVIDE NEW GERDA KEY Gerda Lock:Supply only Gerda key including all necessary cutting.	NO	46.50
392525	R	DOOR FURNITURE:RENEW OR INSTALL ESCUTCHEON SET Door Furniture:Renew or supply and fix new set of SAA escutcheons to match existing.	NO	16.32
392527	R	DOOR FURNITURE:RENEW OR INST BATHRM ESCUTCHEON SET Door Furniture:Renew or supply and fix new set of escutcheons to to match existing complete with turn button, indicator and emergency release and remove waste and debris.	NO	19.10
392529	R	DOOR FURNITURE:RENEW OR INSTALL CABIN HOOK AND EYE Door Furniture:Renew or supply and fix cabin hook and eye.	NO	16.96
392531	R	DOOR FURNITURE:RENEW OR INSTALL LOW THRESHOLD Door Furniture:Renew or supply and fix aluminium slimline low access threshold including plugging and screwing to floor, make good finishes.	NO	37.99
Fingerguards				
392581	R	DOOR FURNITURE:INSTALL 157MM FINGERGUARD Door Furniture:Supply and install 157mm wide slimlene heavy duty black EPDM finger guard in satin anodised aluminium carriers screwed to door and hanging jamb in accordance with the manufacturer's technical data sheet, make good and remove waste and debris.	IT	79.45
392583	R	DOOR FURNITURE:INSTALL 260MM FINGERGUARD Door Furniture:Supply and install 260mm wide slimlene heavy duty black EPDM finger guard in satin anodised aluminium carriers screwed to door and hanging jamb in accordance with the manufacturer's technical data sheet, make good and remove waste and debris.	IT	115.76
Drop Down Smoke Seals				
392591	R	DOOR FURNITURE:INSTALL DROP DOWN SMOKE SEAL 630MM Door Furniture:Supply and install smoke rated surface mounted bottom drop down door seal comprising aluminium body with self extinguishing PVC runner coextruded seal and carrier, cut to size to suit door, not exceeding 630mm long, fixed to door in accordance with the manufacturer's technical data sheet, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	44.83
392595	R	DOOR FURNITURE:INSTALL DROP DOWN SMOKE SEAL 830MM Door Furniture:Supply and install smoke rated surface mounted bottom drop down door seal comprising aluminium body with self extinguishing PVC runner coextruded seal and carrier, cut to size to suit door, over 730mm and not exceeding 830mm long, fixed to door in accordance with the manufacturer's technical data sheet, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other	IT	49.24

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		approved certified body.		
392599	R	DOOR FURNITURE:INSTALL DROP DOWN SMOKE SEAL 1030MM Door Furniture:Supply and install smoke rated surface mounted bottom drop down door seal comprising aluminium body with self extinguishing PVC runner coextruded seal and carrier, cut to size to suit door, over 930mm and ne1030mm long, fixed to door in accordance with the manufacturer's technical data sheet, make good and remove waste and debris. Undertaken by a fire door certified operative eg. BMTRADA or other approved certified body.	IT	53.52
		Aluminium Door Facing		
392601	R	DOORS:INSTALL ALUMINIUM SHEETING TO FACE OF DOOR Doors:Supply and install 4mm aluminium grade 1050 plain finish sheeting, cut to size of door and drilled and screwed at 150mm centres to face of door subject to high impact, remove waste and debris.	IT	216.93
		Letterplates		
392701	R	LETTERPLATE:RENEW COMPLETE WITH KNOCKER Letterplate:Renew letter plate and knocker including plugging and redrilling holes and altering opening where necessary and provide and fix new brush type draught excluder.	NO	51.89
392702	R	LETTERPLATE:SUPPLY AND FIX NEW Letterplate:Supply and fix new letter plate including cutting opening in door or sidelight frame and provide and fix new brush type draught excluder.	NO	85.25
392703	R	LETTERPLATE:RENEW FIREPROOF TYPE Letterplate:Renew or supply and install fireproof letter plate and knocker to suit appropriate fire resisting door or sidelight frame including plugging and redrilling holes and adapting opening where necessary.	NO	53.10
392705	R	LETTERPLATE:RENEW OR SUPPLY HIGH SECURITY COWL Letterplate:Renew or supply and fix new high security internal letter cowl screwed to internal face of door.	NO	26.83
392706	R	LETTERPLATE:RENEW OR SUPPLY DRAUGHT EXCLUDER Letterplate:Renew or supply and fix PVCu draught excluder with brush inset screwed to internal face of door.	NO	12.59
		Lockable Postboxes		
392801	R	LOCKABLE POSTBOX:SUPPLY AND FIX NEW Lockable Postbox:Supply and fix wall mounted powder coated finished galvanised steel lockable postbox complete with 2 keys, including plugging and screwing as required, make good waste and debris.	NO	43.83
		Door Numerals		
392901	R	DOOR NUMERAL:RENEW NE 3 NO Door Numeral:Renew or replace ne 3 No. letters or numerals.	IT	17.80
		Door Stop		
393101	R	DOOR STOP:PROVIDE RUBBER STOP Door Stop:Supply and fix 25mm diameter rubber door stop to softwood or masonry.	NO	5.24

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Cupboard Handles				
393301	R	CUPBOARD:RENEW CUPBOARD PULL Cupboard:Renew 44mm satin anodised aluminium cupboard pull handle.	NO	10.06
393303	R	CUPBOARD:RENEW PULL HANDLE Cupboard:Renew 100mm satin anodised aluminium 'D' pull handle, including plug holes where necessary.	NO	7.97
393305	R	CUPBOARD:REFIX PULL OR KNOB HANDLE Cupboard:Refix loose pull or knobhandle.	NO	3.07
393307	R	CUPBOARD:RENEW KNOB Cupboard:Renew satin anodised aluminium knob handle.	NO	5.50
Child Safety Gates				
393501	R	CHILD SAFETY GATE:SUPPLY AND FIX NEW Child Safety Gate:Renew or supply and fix child safety gate with child-proof release fittings to staircase or any opening ne 1.055m wide including plugging and screwing as required, make good waste and debris.	NO	51.39
Miscellaneous Works				
Ceiling Access Hatch				
395101	R	CEILING HATCH:FORM OPENING COMPLETE Ceiling Hatch:Cut opening through ceiling for access hatch, trim opening with ne 75x150mm pressure impregnated sawn softwood trimmers, 25x38mm softwood stops fixed to trimmers/joists, 19x69mm softwood architraves and 900x600x18mm blockboard trap, fully insulated, fix draught strips to perimeter of hatch, ironmongery, make good to plasterwork and decorate to match existing.	IT	209.98
395103	R	CEILING HATCH:RENEW BLOCKBOARD ACCESS HATCH Ceiling Hatch:Renew with 18mm blockboard access hatch, fully insulated with 150mm mineral fibre insulation, including fit new draught strips, all ironmongery and decorate to match existing.	IT	87.21
395105	R	CEILING HATCH:FIX NEW PROPRIETARY HATCH Ceiling Hatch:Cut opening through ceiling, trim opening as necessary and supply and fix proprietary purpose make ceiling access hatch complete, make good all finishes and decorations.	IT	133.34
395107	R	CEILING HATCH:RENEW PROPRIETARY HATCH Ceiling Hatch:Renew existing proprietary ceiling hatch, remove existing, supply and fix proprietary purpose make ceiling access hatch complete, make good all finishes and decorations.	IT	71.76
395109	R	CEILING HATCH:OVERHAUL HATCH Ceiling Hatch:Repair access hatch including remove and refix hatch and ironmongery as necessary and leave in working order and remove waste and debris.	IT	16.82
395111	R	CEILING HATCH:RENEW DRAUGHT INSULATION STRIPS Ceiling Hatch:Renew or supply and fix draught insulation strips to access hatch.	IT	13.43
395113	R	CEILING HATCH:UPGRADE FIRE RESISTANCE Ceiling Hatch:Upgrade fire resistance of ceiling hatch, supply, cut and fit	IT	37.55

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		12.5mm plasterboard screwed to roof space side of hatch.		
395115	R	CEILING HATCH:UPGRADE INSULATION Ceiling Hatch:Upgrade thermal insulation of ceiling hatch, supply, cut and fit 75mm Celotex or other equal and approved thermal sheeting fixed to roof space side of hatch.	IT	32.28
Meter Cupboards				
135001	R	METER CUPBOARD:PROPRIETARY RENEW OR SUPPLY NEW Meter Cupboard:Renew or fix new approved proprietary meter cupboard maximum size 400x560x215mm complete with locking device and all other ironmongery and plug and screw to walls and make good and remove waste and debris.	NO	92.44
135002	R	METER CUPBOARD:PM RENEW OR SUPPLY NEW Meter Cupboard:Renew or supply and fix new purpose made internal 12mm hardwood lipped plywood and softwood framing meter and consumer unit cupboard size over 600 and ne 1200mm long and over 600 and ne 1000mm high complete with door, locking device and all other ironmongery, decorate to match existing and plug and screw to walls and make good all finishes and remove waste and debris.	NO	128.79
135003	R	METER CUPBOARD:RENEW PROPRIETARY DOOR Meter Cupboard:Take off existing, and renew any type of proprietary meter cupboard door complete with lock and hinges to external meter cupboard and remove waste and debris.	NO	67.54
135004	R	METER CUPBOARD:RENEW PM TIMBER DOOR Meter Cupboard:Take off existing door to purpose made internal meter and consumer unit cupboard, and renew with 12mm plywood hardwood lipped door complete with hinges and renew or remove existing and refix locking device, and fix door to cupboard, ease and adjust, decorate to match existing, make good, remove waste and debris.	NO	67.61
135005	R	METER CUPBOARD:RENEW METAL DOOR AND FRAME Meter Cupboard:Take off existing door and frame to external meter and consumer unit cupboard, and renew with proprietary metal door complete with hinges to and including frame and fix door from to cupboard, ease and adjust, decorate to match existing, make good, remove waste and debris.	NO	50.90
395201	U	METER CUPBOARD:RENEW DOOR HINGE Meter Cupboard:Renew hinge to door of any plastic gas or electric meter cupboard.	NO	10.92
395203	U	METER CUPBOARD:RENEW 3 PORT LOCK Meter Cupboard:Renew any three port key type lock to plastic door of gas or electric meter cupboard.	NO	14.79
395218	R	METER CUPBOARD:AFFIX METAL PLATE TO DAMAGED DOOR Meter Cupboard:Affix metal plate to cover damaged section in timber door.	NO	36.72
Gain Entry				
396001	E	DWELLING:GAIN ACCESS - 1 DOOR - 1 LOCK Dwelling:Gain access for tenant locked out or emergency works, including force access to door, cut out and splice in new piece to external door frame, touch up decorations, provide new barrel and two keys as necessary or gain access through window including remove existing glass, gain access, reglaze including make good and touch up decorations.	IT	70.73

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ITEM	PRI	DESCRIPTION	UNIT	RATE
396002	E	DWELLING:GAIN ACCESS - 1 DOOR - 2 LOCKS Dwelling:Gain access for tenant locked out or for emergency works, including force access to door, cut out and splice in new pieces to external door frame, touch up decorations, provide new barrel and two keys as necessary to cylinder nightlatch and provide new mortice lock or mortice deadlock and two keys.	IT	111.62
396004	E	DWELLING:GAIN ACCESS - 1 DOOR - MULTI-POINT Dwelling:Gain access for tenant locked out or for emergency works, including drill out existing cylinder to multipoint locking system touch up decorations, provide new cylinder and two keys.	IT	83.97
396008	E	DWELLING:GAIN ACCESS - EASY OPTION Dwelling:Gain access for tenant locked out or for emergency works, either provide ladders and gain access through open first floor window, or obtain from and later return to Client's offices a set of suited keys for the dwelling.	IT	16.68
396006	U	GARAGE:GAIN ACCESS Garage:Gain access for tenant, including force access including redrill for fixing bolts and alter door, provide new lock and collect and return keys to tenant.	NO	49.53
396020	U	KEYSAFE:PROVIDE FOR ACCESS Keysafe:Supply and install permanent proprietary keysafe to Client's property, fixed to walls and make good all finishes.	NO	28.32
Boarding Up/Nailing Up				
397000	E	OPENING:BOARD UP 12MM STERLING OR PLYWOOD ON FRAME Opening:Board up window or door with 12mm Sterling or plywood board or blockboard including cut to size, on and including 50x75mm sawn softwood frame plugged and screwed to brickwork in boarding over window or door opening and leave secure.	SM	36.42
397001	E	OPENING:BOARD UP WITH 12MM STERLING OR PLYWOOD Opening:Board up window or door with 12mm Sterling or plywood board or blockboard including cut to size, nail over window or door (NOT to frame) and leave secure (per opening).	NO	40.34
397002	E	GARAGE:BOARD UP WITH 12MM STERLING OR PLYWOOD Garage:Board up garage door with 12mm Sterling or plywood board or blockboard including cut to size, nail over garage door (NOT to frame) and leave secure (per opening).	NO	77.87
397003	E	OPENING:REMOVE BOARDING TO OPENINGS Opening:Remove boarding from window or door opening and make good. Leave property secure including refix boarding if required.	NO	9.80
397004	E	GARAGE:REMOVE BOARDING TO OPENINGS Garage:Remove boarding from garage door opening and make good. Leave property secure including refix boarding if required.	NO	15.36
397005	E	OPENING:NAIL UP WINDOW OR DOOR Opening:Nail up window or door and leave secure.	NO	12.52
397007	U	OPENING:REMOVE NAILS FROM OPENING Opening:Remove nails from window or door and make good (per window or door).	NO	6.82

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ITEM	PRI	DESCRIPTION	UNIT	RATE
397008	E	OPENING:BOARD UP WITH GALVANISED STEEL SHEETING Opening:Board up opening with ne 2.5mm galvanised flat steel sheeting screwed to and including 50x75mm sawn softwood framing plugged and screwed to brickwork in boarding over window or door opening and leave secure.	SM	71.97
Carpentry and Joinery - Client Inspection				
398001	U	CLIENT INSPECTION:EXTERNAL JOINERY Client Inspection:Undertake client inspection and testing etc. on external joinery 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	16.68
398003	U	CLIENT INSPECTION:INTERNAL JOINERY Client Inspection:Undertake client inspection and testing etc. on internal joinery 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	16.68

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ITEM	PRI	DESCRIPTION	UNIT	RATE
WALL AND FLOOR TILE AND SHEET FINISHES				
Skirtings - Plastic, Vinyl, Lino or Rubber				
432701	R	SKIRTING:RENEW VINYL ETC NE 1.0LM Skirting:Renew or fix new plastic, vinyl, lino or rubber skirting including remove existing as necessary, fix new with adhesive including all cutting and labours in lengths ne 1.00m and remove waste and debris.	IT	13.61
432703	R	SKIRTING:RENEW VINYL ETC OVER 1.0M Skirting:Renew or fix new plastic, vinyl, lino or rubber skirting including remove existing as necessary, fix new with adhesive including all cutting and labours and remove waste and debris.	LM	17.42
432705	R	SKIRTING:REFIX VINYL ETC NE 1.0LM Skirting:Refix loose plastic, vinyl, lino or rubber skirting including remove existing as necessary, refix with adhesive including all labours in lengths ne 1.00m and remove waste and debris.	IT	9.20
432707	R	SKIRTING:REFIX VINYL ETC OVER 1.0M Skirting:Refix loose plastic, vinyl, lino or rubber skirting including remove existing as necessary, refix with adhesive including all labours and remove waste and debris.	LM	11.54
Nosings				
432901	R	NOSING:RENEW ALLOY NOSING TO STEP Nosing:Renew any size or type of proprietary alloy nosing to step including drilling and plugging as necessary and remove waste and debris.	NO	46.15
432903	R	NOSING:SUPPLY AND FIX NOSING TO STEP Nosing:Supply and fix any size or type of proprietary alloy nosing to step including all necessary drilling and plugging and remove waste and debris.	NO	40.59
432905	R	NOSING:REFIX TO STEP Nosing:Take off and refix any size or type of nosing to step including drilling and plugging as necessary.	NO	18.14
432907	R	NOSING:RENEW PVCU NOSING TO STEP Nosing:Renew any size or type of proprietary PVCu nosing to step including drilling and plugging as necessary and remove waste and debris.	NO	35.68
432911	R	NOSING:RENEW HI VIS NON SLIP TYPE Nosing:Renew any size or type of proprietary high visibility non-slip fibreglass nosing, remove existing, including drilling and plugging as necessary and remove waste and debris.	NO	43.28
432913	R	NOSING:INSTALL HI VIS NON SLIP TYPE Nosing:Supply and fix any size or type of proprietary high visibility non-slip nosing, including drilling and plugging as necessary and remove waste and debris.	NO	38.02
432915	R	STAIRCASE:HIGHLIGHT EDGE HI-VIS PAINT Staircase:Prepare, rub down, wash down, surfaces, fix masking tape and apply two coats of high visibility grip paint to highlight edge of step, remove masking tape, make good, remove waste and debris.	NO	18.90

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ITEM	PRI	DESCRIPTION	UNIT	RATE
GLAZING				
Reglaze Doors and Windows				
Glass - Clear and Obscured				
515005	U	PANE:REGLAZE 4MM CLEAR OR OBSCURE UPTO 1SM Pane:Reglaze single pane in 4mm clear or obscure glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up paintwork to match existing and remove waste and debris.	NO	67.81
515007	U	PANE:REGLAZE 4MM CLEAR OR OBSCURE OVER 1SM Pane:Reglaze single pane in 4mm clear or obscure glass, over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up paintwork to match existing and remove waste and debris.	SM	88.93
515013	U	PANE:REGLAZE 6MM CLEAR OR OBSCURE UPTO 1SM Pane:Reglaze single pane in 6mm clear or obscure glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	86.13
515015	U	PANE:REGLAZE 6MM CLEAR OR OBSCURE OVER 1SM Pane:Reglaze single pane in 6mm clear or obscure glass, over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	110.21
Glass - Georgian Wired Cast				
520005	U	PANE:REGLAZE 7MM GWCG UPTO 1SM Pane:Reglaze single pane in 7mm georgian wired cast glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	118.29
520007	U	PANE:REGLAZE 7MM GWCG OVER 1SM Pane:Reglaze single pane in 7mm georgian wired cast glass, over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	152.90
Glass - Georgian Wired Polished				
525005	U	PANE:REGLAZE 6MM GWPP UPTO 1SM Pane:Reglaze single pane in 6mm georgian wired polished plate glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	166.84
525007	U	PANE:REGLAZE 6MM GWPP OVER 1SM Pane:Reglaze single pane in 6mm georgian wired polished plate glass over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	217.63
Glass - Toughened				
530001	R	PANE:REGLAZE 6MM TOUGHENED UPTO 0.25SM Pane:Reglaze single pane in 6mm toughened safety glass upto 0.25sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	48.18
530005	R	PANE:REGLAZE 6MM TOUGHENED UPTO 1SM Pane:Reglaze single pane in 6mm toughened safety glass upto 1.00sm,	NO	113.02

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.		
530007	R	PANE:REGLAZE 6MM TOUGHENED OVER 1SM Pane:Reglaze single pane in 6mm toughened safety glass, over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	146.43
Glass - Toughened Cassettes				
530009	R	PANE:REGLAZE TOUGHENED GLASS CASSETTE NE 0.20SM Pane:Reglaze double glazed doorset cassette in clear or obscure toughened glass ne 0.20sm, remove existing and fix new cassette into door, sidelight or fanlight, and remove waste and debris.	NO	139.03
530011	R	PANE:REGLAZE TOUGHENED GLASS CASSETTE NE 0.50SM Pane:Reglaze double glazed doorset cassette in clear or obscure toughened glass over 0.20 and ne 0.50sm, remove existing and fix new cassette into door, sidelight or fanlight, and remove waste and debris.	NO	171.38
Glass - Laminated				
535005	R	PANE:REGLAZE 6.4MM LAMINATED UPTO 1SM Pane:Reglaze single pane in 6.4mm laminated glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	108.24
535007	R	PANE:REGLAZE 6.4MM LAMINATED OVER 1SM Pane:Reglaze single pane in 6.4mm laminated glass over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	134.14
535015	R	PANE:REGLAZE 4.4MM LAMINATED UPTO 1SM Pane:Reglaze single pane in 4.4mm laminated glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	77.45
535017	R	PANE:REGLAZE 4.4MM LAMINATED OVER 1SM Pane:Reglaze single pane in 4.4mm laminated glass, over 1.00sm hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	101.79
Glass - 6.8mm Laminated/Stippolyte				
535025	R	PANE:REGLAZE 6.8MM LAMINATED/STIPPOLYTE UPTO 1 SM Pane:Reglaze single pane in 6.8mm laminated/stippolyte glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	161.36
535027	R	PANE:REGLAZE 6.8MM LAMINATED/STIPPOLYTE OVER 1 SM Pane:Reglaze single pane in 6.8mm laminated/stippolyte glass over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	204.96
Glass - Polycarbonate				
540005	U	PANE:REGLAZE 4MM POLYCARBONATE UPTO 1SM Pane:Reglaze single pane in 4mm polycarbonate glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	92.40

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ITEM	PRI	DESCRIPTION	UNIT	RATE
540007	U	PANE:REGLAZE 4MM POLYCARBONATE OVER 1SM Pane:Reglaze single pane in 4mm polycarbonate glass, over 1.00sm hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	115.79
540055	U	PANE:REGLAZE 6MM POLYCARBONATE UPTO 1.00SM Pane:Reglaze single pane in 6mm polycarbonate glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	118.68
540057	U	PANE:REGLAZE 6MM POLYCARBONATE OVER 1.00SM Pane:Reglaze single pane in 6mm polycarbonate glass, over 1.00sm hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	150.82
Glass - Fire Safety Impact Glass Cassettes				
540101	R	PANE:REGLAZE FIRE SAFETY IMPACT CASSETTE NE 0.20SM Pane:Reglaze double glazed doorset cassette in clear or obscure pyrostem or Pyroshield fire/safety wired impact glass ne 0.20sm, remove existing and fix new cassette into door, sidelight or fanlight, and remove waste and debris.	NO	125.18
540103	R	PANE:REGLAZE FIRE SAFETY IMPACT CASSETTE NE 0.50SM Pane:Reglaze double glazed doorset cassette in clear or obscure pyrostem or Pyroshield fire/safety wired impact glass over 0.20 and ne 0.50sm, remove existing and fix new cassette into door, sidelight or fanlight, and remove waste and debris.	NO	248.46
Glass - 7mm Fire Safety Impact Glass				
541002	R	PANE:REGLAZE 7MM FIRE SAFETY IMPACT NE 0.50SM Pane:Reglaze single pane in 7mm clear Pyrostem or Pyroshield fire safety wired impact glass ne 0.50sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, and remove waste and debris.	NO	116.12
541001	R	PANE:REGLAZE 7MM FIRE SAFETY IMPACT UPTO 1SM Pane:Reglaze single pane in 7mm clear Pyrostem or Pyroshield fire safety wired impact glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	171.40
541003	R	PANE:REGLAZE 7MM FIRE SAFETY IMPACT OVER 1SM Pane:Reglaze single pane in 7mm clear Pyrostem or Pyroshield fire safety wired impact glass, over 1.00sm hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	219.45
Double Glazed Units - Clear Float Low E Glass				
551005	R	DOUBLE GLAZED UNIT:REGLAZE UPTO 1SM-CLEAR LOW E Double Glazed Unit:Reglaze unit upto 1.00sm, hermetically sealed with 4mm clear float low emissivity (Low E) glass flush edge unit, including remove beads etc. and set aside, hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	NO	88.46
551007	R	DOUBLE GLAZED UNIT:REGLAZE OVER 1.0SM-CLEAR LOW E Double Glazed Unit:Reglaze unit over 1.00sm with 28mm clear float low	SM	149.92

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		emissivity (Low E) glass flush edge hermetically sealed unit, including remove beads etc. and set aside, hack out glass and glaze new unit to wood, metal or PVCu frames, touch up paintwork to match existing internally and prepare for redecoration externally as necessary and remove waste and debris.		
551055	R	DOUBLE GLAZED UNIT:REGLAZE 28MM NE 1SM CLEAR LOW E Double Glazed Unit:Reglaze unit upto 1.00sm with 28mm thick hermetically sealed with 4mm clear float low emissivity (Low E) glass flush edge unit, including remove beads etc. and set aside, hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	NO	92.80
551057	R	DOUBLE GLAZED UNIT:REGLAZE 28MM EX 1SM CLEAR LOW E Double Glazed Unit:Reglaze unit over 1.00sm with 28mm thick hermetically sealed with 4mm clear float low emissivity (Low E) glass flush edge unit, including remove beads etc. and set aside, hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	SM	157.35
Double Glazed Units - Safety Low E Glass				
556005	R	DOUBLE GLAZED UNIT:REGLAZE UPTO 1SM SAFETY LOW E Double Glazed Unit:Reglaze unit upto 1.00sm, hermatically sealed with 4mm safety low emissivity (Low E) glass flush edge unit, including remove beads etc., hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	NO	101.13
556007	R	DOUBLE GLAZED UNIT:REGLAZE OVER 1SM SAFETY LOW E Double Glazed Unit:Reglaze unit over 1.00sm with hermetically sealed 4mm safety low emissivity (Low E) glass flush edge unit, including remove beads etc., hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	SM	179.94
556055	R	DOUBLE GLAZED UNIT:REGLAZE 28MM NE 1SM SAFETY LOWE Double Glazed Unit:Reglaze unit upto 1.00sm with 28mm thick hermatically sealed with 4mm safety low emissivity (Low E) glass flush edge unit, including remove beads etc., hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	NO	106.74
556057	R	DOUBLE GLAZED UNIT:REGLAZE 28MM EX 1SM SAFETY LOWE Double Glazed Unit:Reglaze unit over 1.00sm with 28mm thick hermetically sealed 4mm safety low emissivity (Low E) glass flush edge unit, including remove beads etc., hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	SM	189.62
Vacuum Glazed Units - Legacy Vacuum Glazing				
557001	R	VACUUM DOUBLE GLAZING:REGLAZE UPTO 1SM-CLEAR Vacuum Glazed Unit:Reglaze existing single glazed pane upto 1.00sm, with double glazed clear unit, including remove beads etc. and set aside, hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	NO	319.20

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ITEM	PRI	DESCRIPTION	UNIT	RATE
557003	R	VACUUM DOUBLE GLAZING:REGLAZE OVER 1SM-CLEAR Vacuum Glazed Unit:Reglaze existing single glazed pane over 1.00sm, with double glazed clear unit, including remove beads etc. and set aside, hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	SM	472.29
557005	R	VACUUM DOUBLE GLAZING:REGLAZE UPTO 1SM-OBSCURE Vacuum Glazed Unit:Reglaze existing single glazed pane upto 1.00sm, with double glazed obscure unit, including remove beads etc. and set aside, hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	NO	361.35
557007	R	VACUUM DOUBLE GLAZING:REGLAZE OVER 1SM-OBSCURE Vacuum Glazed Unit:Reglaze existing single glazed pane over 1.00sm, with double glazed obscure unit, including remove beads etc. and set aside, hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	SM	514.45
557009	R	VACUUM DOUBLE GLAZING:REGLAZE UPTO 1SM-SAFETY Vacuum Glazed Unit:Reglaze existing single glazed pane upto 1.00sm, with double glazed laminated safety glass unit, including remove beads etc. and set aside, hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	NO	551.05
557011	R	VACUUM DOUBLE GLAZING:REGLAZE OVER 1SM-SAFETY Vacuum Glazed Unit:Reglaze existing single glazed pane over 1.00sm, with double glazed laminated safety glass unit, including remove beads etc. and set aside, hack out glass and glaze new unit to wood, metal or PVCu frames, touch up decoration as necessary to match existing and remove waste and debris.	SM	683.07
Double Glazing Repairs				
573093	R	DOUBLE GLAZED UNITS:REFIX Double Glazed Unit:Carefully remove any size of double glazed unit, renew gaskets as necessary and refix including rebedding in silicone.	NO	52.31
Mirrors				
565001	R	MIRROR:RENEW 450X450X4MM Mirror:Renew 450x450x4mm silvered float glass mirror with polished edges and predrilled holes and fix to any background including all drilling and plugging and making good and remove waste and debris.	NO	37.37
565003	R	MIRROR:RENEW 900X600X4MM Mirror:Renew 900x600x4mm silvered float glass mirror with polished edges and predrilled holes and fix to any background including all drilling and plugging and making good and remove waste and debris.	NO	74.38
Shower Screens				
570001	U	SHOWER SCREEN:REFIX GLASS OVER BATH SCREEN Shower Screen:Refix loose framed glass over bath shower screen including all necessary drilling and plugging and making good.	NO	23.21

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ITEM	PRI	DESCRIPTION	UNIT	RATE
570003	R	SHOWER SCREEN:RENEW GLASS OVER BATH Shower Screen:Renew or supply and install framed glass over bath shower screen including remove existing, drill and plug as necessary and fit new screen, make good, remove waste and debris.	NO	149.73
570011	R	SHOWER SCREEN:RENEW TWO SIDED GLASS SCREEN Shower Screen:Renew any two sided framed glass shower screen and door complete to individual cubicle above shower tray, remove existing, drill and plug as necessary and fit new screen including all making good.	IT	235.19
570013	R	SHOWER SCREEN:RENEW THREE SIDED GLASS SCREEN Shower Screen:Renew any three sided framed glass shower screen and door complete to individual cubicle above shower tray, remove existing, drill and plug as necessary and fit new screen including all making good.	IT	433.12
570015	U	SHOWER SCREEN:REFIX GLASS SIDE PANEL Shower Screen:Refix loose framed glass shower cubicle side panel including all necessary drilling and plugging and make good.	IT	23.93
570017	U	SHOWER SCREEN:OVERHAUL DOOR Shower Screen:Overhaul, ease and adjust, renew gaskets as necessary, refix or repair loose framed glass shower door and make good.	IT	26.86
570019	R	SHOWER SCREEN:REMOVE AND REFIX Shower Screen:Remove and later refix framed glass shower cubicle side panel including all necessary drilling and plugging refix framed glass shower door and make good.	IT	44.94
Sundries				
575001	U	PUTTY:RENEW DEFECTIVE PUTTY Putty:Renew loose or defective putty, hack out old, prepare and apply new putty and touch up paintwork to match existing and remove waste and debris.	LM	7.56
575003	U	BEAD:RENEW DEFECTIVE GLAZING BEAD Bead:Renew any type of defective glazing bead including remove existing bead, clean, prepare and supply and fit new bead to match existing including all cutting, mitres, sealing with silicone sealant as necessary and redecoration.	LM	13.59
575005	U	BEAD:APPLY SILICONE SEAL TO GLAZING BEAD Bead:Seal around glazing bead with silicone sealant including remove existing bead, clean and prepare rebate and refix bead including touch up paintwork to match existing and remove waste and debris.	LM	8.50
575009	R	GASKETS:EXTRA OVER FOR COMPRESSION GASKET Gaskets:Extra over reglazing or renewal items for glazing to any metal or PVCu frame with compression gaskets instead of putty or beads.	LM	4.51
575011	R	VENT:RENEW CIRCULAR TO EXISTING OPENING Vent:Renew circular vent to existing opening including carefully remove existing plastic ventilator and fit new ventilator, glass breakage is Provider's risk.	NO	36.88
575013	R	VENT:FIT NEW CIRCULAR TO EXISTING GLASS Vent:Fit new circular vent to existing glass including carefully cut hole in glass and fit new ventilator, glass breakage is Provider's risk.	NO	56.33

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ITEM	PRI	DESCRIPTION	UNIT	RATE
575014	R	VENT:FIT NEW CIRCULAR TO DOUBLE GLAZED UNIT Vent:Fit new circular vent to existing double glazed unit including carefully cut hole in both panes of glass, seal around opening and fit new ventilator, glass breakage is Service Provider's risk.	NO	75.79
575015	R	VENT:FIT METAL PERMAVENT Vent:Supply and fit metal 'Permavent' to window including scribing to line, knock out glass and install vent, glass breakage is Provider's risk.	NO	59.90
575017	R	LOUVRE:RENEW BLADE NE 950MM LONG Louvre:Renew 6mm glass louvre blade ne 950mm long with polished edges including remove existing blade and bed/clip into jamb.	NO	34.25
575019	U	TEMPORARY GLAZING:FIX PRIOR TO REPLACEMENT UNIT Temporary Glazing:Provide and fix temporary glazing or boarding prior to the replacement of double glazed unit including hack out, bed and seal as necessary.	NO	41.00
575023	R	WINDOW:APPLY SOLAR REFLECTIVE FILM Window:Prepare and apply solar reflective film to glass surfaces including all cutting and fitting to edges and remove waste and debris.	SM	19.20
575025	R	WINDOW:APPLY SAFETY FILM Window:Prepare and apply safety film to glass surfaces including all cutting and fitting to edges and remove waste and debris.	SM	22.34
575026	E	WINDOW OR DOOR:APPLY EMERGENCY REPAIR FILM Window or Door:Preapre and apply emergency repair film to glass surfaces including all cutting and fitting to edges and remove waste and debris.	SM	22.34
575027	U	SASH:EXTRA OVER GLAZING TO DISMANTLE SASH Sash:Extra over any reglazing works to windows of any type or size for removing sash or casement, dismantling, reassembling and later refitting, making good all disturbed (can only be claimed if instructed by the Client Representative).	NO	91.87
Curtains				
575501	X	NET CURTAIN:SUPPLY SINGLE WIDTH Net Curtain:Supply and install new single width, full height net curtains, hemmed all edges, to glazed opening of any type or size, on and including proprietary hanging rods or PVC coated tension wire with hooks, eyes, support brackets as appropriate and fixing to any background, make good as necessary (measured length of support by net curtain height).	SM	7.57

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ITEM	PRI	DESCRIPTION	UNIT	RATE
PLUMBING				
Rainwater Pipework				
Rainwater Pipework - PVCu				
601101	R	DOWNPIPE:RENEW PVCu NE 2 STOREY Downpipe:Renew round or square PVCu downpipe to ne 2 storey dwelling complete with new brackets plugged to brickwork and all necessary branches, offset projections, hopperhead, shoe, including all cutting and making joints and make good to structure and all finishes and remove waste and debris.	IT	260.27
601103	R	DOWNPIPE:RENEW PVCu 2-4 STOREY Downpipe:Renew round or square PVCu downpipe to over 2, ne 4 storey dwelling complete with new brackets plugged to brickwork and all necessary branches, offset projections, hopperhead, shoe, including all cutting and making joints and make good to structure and all finishes and remove waste and debris.	IT	376.48
601105	R	DOWNPIPE:RENEW PVCu PIPE Downpipe:Renew round or square PVCu downpipe, remove and refix or renew pipe brackets plugged and screwed to brickwork including cutting and making joints, make good to structure and finishes and remove waste and debris.	LM	36.74
601107	R	DOWNPIPE:RENEW NE 300MM PVCu OFFSET Downpipe:Renew any type of PVCu offset, ne 300mm projection including all cutting and remake joints, make good to structure and finishes and remove waste and debris.	NO	64.97
601109	R	DOWNPIPE:RENEW PVCu HOPPER HEAD Downpipe:Renew PVCu downpipe hopper head for round or square downpipe, plugged and screwed to brickwork including all cutting and remake joints, make good to structure and finishes and remove waste and debris.	NO	55.25
601111	R	DOWNPIPE:RENEW PVCu SHOE Downpipe:Renew any type of PVCu downpipe shoe plugged and screwed to brickwork including all cutting and remake joints, make good to structure and finishes and remove waste and debris.	NO	21.81
601113	R	DOWNPIPE:RENEW PVCu BRANCH Downpipe:Renew round or square PVCu branch including all cutting and making joints, make good to structure and finishes and remove waste and debris.	NO	69.45
601125	U	DOWNPIPE:REMAKE PVCu JOINTS OR REFIX FITTING Downpipe:Remake any loose or leaking PVCu downpipe joint or joints to any fitting, renew drain connection adaptor or remake joint to drain or gully connection, make good (per downpipe).	IT	34.76
601119	U	DOWNPIPE:RENEW OR REFIX PVCu CLIP Downpipe:Refix or renew clip to PVCu downpipe plugged and screwed to brickwork and make good to structure and finishes and remove waste and debris.	NO	14.49
601121	U	DOWNPIPE:REMOVE AND REFIX PVCu COMPLETE Downpipe:Take down any PVCu downpipe, remove and refix pipe brackets, plugged and screwed to brickwork and refix downpipes including	IT	67.71

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		all hopperhead offsets, shoes and remake all joints, make good to structure and finishes and remove waste and debris.		
		Rainwater Pipework - Cast Iron Repairs		
601503	R	DOWNPIPE:RENEW UPTO 100MM CAST IRON PIPE Downpipe:Renew length of upto 100mm diameter cast iron downpipe, remove and refix or renew pipe brackets plugged and screwed to brickwork including cutting and making joints, make good to structure and finishes and decorate to match existing and remove waste and debris.	IT	218.28
601505	U	DOWNPIPE:REMOVE AND REFIX CAST IRON COMPLETE Downpipe:Take down any cast iron downpipe, remove and refix pipe brackets, plugged and screwed to brickwork and refix downpipes including all hopper heads, offsets, branches, shoes, remake all joints, make good to structure and finishes and touch up decorations to match existing and remove waste and debris.	IT	63.32
601507	U	DOWNPIPE:RENEW CAST IRON PIPE BRACKET Downpipe:Renew any diameter cast iron downpipe bracket plugged and screwed to brickwork, make good to structure and finishes and decorate to match existing and remove waste and debris.	NO	79.28
601509	U	DOWNPIPE:REFIX LOOSE CAST IRON BRACKET Downpipe:Refix loose cast iron downpipe bracket, including replugging and screwing to brickwork, make good to structure and finishes and decorate to match existing and remove waste and debris.	NO	12.96
601511	U	DOWNPIPE:REMAKE CAST IRON JOINTS Downpipe:Remake any loose or leaking cast iron downpipe joint or joints to any fitting, make good to structure and finishes and decorate to match existing and remove waste and debris.	IT	31.51
		Rainwater Gutters		
		Rainwater Gutters - PVCu		
603101	R	GUTTER:RENEW NE 112MM PVCU COMPLETE Gutter:Renew any gutter with ne 112mm PVCu gutter of any profile including support brackets fixed to fascia complete with all necessary angles, outlets stop ends, including cutting, making gutters line and level and connections to existing guttering and downpipes and remove waste and debris.	LM	65.07
603103	R	GUTTER:RENEW 150MM PVCU COMPLETE Gutter:Renew any gutter with 150mm PVCu gutter of any profile including support brackets fixed to fascia complete with all necessary angles, outlets stop ends, including cutting, making gutters line and level and connections to existing guttering and downpipes and remove waste and debris.	LM	77.48
603105	R	GUTTER:RENEW NE 112MM PVCU Gutter:Renew ne 112mm PVCu gutter of any profile, including support brackets fixed to fascia including cutting, making joints, line and level and connection to existing guttering and remove waste and debris.	LM	40.40
603107	R	GUTTER:RENEW 150MM PVCU Gutter:Renew 150mm PVCu gutter of any profile, including support brackets fixed to fascia including cutting, making joints, line and level and	LM	48.24

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		connection to existing guttering and remove waste and debris.		
603109	U	GUTTER:REALIGN PVCu GUTTER Gutter:Take down any PVCu gutter, remove and refix brackets to fascia and refix gutter to brackets to line and level including all angles, outlets and stop ends and remake all joints.	LM	20.02
603111	R	GUTTER:RENEW PVCu STOP END Gutter:Renew ne 112mm PVCu gutter stop end of any profile, including remaking joints and line and level and remove waste and debris.	NO	15.50
603115	R	GUTTER:RENEW PVCu OUTLET Gutter:Renew ne 112mm PVCu gutter outlet of any profile, including remaking joints and line and level and remove waste and debris.	NO	24.28
603119	R	GUTTER:RENEW PVCu ANGLE Gutter:Renew ne 112mm PVCu gutter angle of any profile including remaking joints and line and level and remove waste and debris.	NO	24.21
603123	R	GUTTER:RENEW PVCu UNION Gutter:Renew ne 112mm PVCu gutter union or fitting rubbers of any profile including remake joints and line and level and remove waste and debris.	NO	22.00
603127	U	GUTTER:RENEW PVCu BRACKET Gutter:Renew ne 112mm PVCu gutter bracket of any profile including remaking joints and line and level and remove waste and debris.	NO	13.93
603131	U	GUTTER:TAKE DOWN AND REFIX PVCu OUTLET Gutter:Take down any PVCu gutter outlet and refix and remake joints.	NO	18.67
603133	U	GUTTER:REMAKE PVCu JOINT Gutter:Remake any loose or leaking PVCu gutter joint or joints to fittings including break joint, clean out and make joint and line and level.	NO	12.55
Rainwater Gutters - Cast Iron				
603301	R	GUTTER:RENEW IN CAST IRON COMPLETE Gutter:Renew ne 125mm cast iron gutter of any profile including support brackets fixed to fascia complete with all necessary angles, outlets and stop ends, including cutting, making gutters line and level and connections to existing guttering and rub down, prepare for and decorate to outside of gutter and one coat of bitumastic paint to inside of gutter and remove waste and debris.	LM	129.10
603303	R	GUTTER:RENEW LENGTH OF CAST IRON Gutter:Renew ne 125mm cast iron gutter of any profile including support brackets fixed to fascia including cutting, making joints, line and level and connections to existing guttering and rub down, prepare for and decorate to match existing to outside of gutter and one coat of bitumastic paint to inside of gutter and remove waste and debris.	LM	137.44
603305	R	GUTTER:REALIGN CAST IRON GUTTER Gutter:Take down any cast iron gutter, remove and refix brackets to fascia and refix gutter to brackets, including all angles, outlets and stop ends, remake all joints and touch up decorations.	LM	26.21
603307	R	GUTTER:RENEW CAST IRON STOP END Gutter:Renew ne 125mm cast iron gutter stop end of any profile, including remaking joint, line and level, rub down, prepare for and	NO	39.72

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		decorate to match existing to outside and one coat of bitumastic paint to inside and remove waste and debris.		
603309	R	GUTTER:RENEW CAST IRON OUTLET Gutter:Renew ne 125mm cast iron gutter outlet of any profile, including remaking joint, line and level, rub down, prepare for and decorate to match existing to outside and one coat of bitumastic paint to inside and remove waste and debris.	NO	84.66
603311	R	GUTTER:RENEW CAST IRON ANGLE Gutter:Renew ne 125mm cast iron gutter angle of any profile, including remaking joint, line and level, rub down, prepare for and decorate to match existing to outside and one coat of bitumastic paint to inside and remove waste and debris.	NO	87.73
603313	R	GUTTER:RENEW CAST IRON UNION Gutter:Renew ne 125mm cast iron gutter Union of any profile, including remaking joint, line and level, rub down, prepare for and decorate to match existing to outside and one coat of bitumastic paint to inside and remove waste and debris.	NO	72.30
603315	R	GUTTER:RENEW CAST IRON BRACKET Gutter:Renew gutter bracket for cast iron gutter including line and level and rub down, prepare for and decorate to match existing and remove waste and debris.	NO	43.99
603317	R	GUTTER:TAKE DOWN AND REFIX CAST IRON OUTLET Gutter:Take down any cast iron gutter outlet and refix, remake all joints and touch up decorations.	NO	62.33
603319	R	GUTTER:REMAKE CAST IRON JOINTS Gutter:Remake any cast iron gutter joint including break joint, clean out and make joint and touch up decorations.	NO	27.67
Gutters/Downpipes - Clean Out				
603901	U	DOWNPIPE:CLEAR BLOCKAGE NE 2 STOREY Downpipe:Clear blockage from downpipe ne 2 storey including gain access, rod, flush out and test including clean out gulley and remove waste and debris (not to be claimed with clean and flush out elevation).	IT	19.77
603902	U	DOWNPIPE:CLEAR BLOCKAGE 2 TO 4 STOREY Downpipe:Clear blockage from downpipe any 2 to 4 storey including gain access, rod, flush out and test including clean out gulley and remove waste and debris (not to be claimed with clean and flush out elevation).	IT	40.44
603904	R	GUTTER:CLEAN AND FLUSH OUT PER DWELLING Gutter:Clean out debris from all gutters including returns, gable ends, dormers, porches, extensions, etc., to any type of house or bungalow including flush out and test, rod downpipes including clean out gullies and remove debris from site on completion.	IT	111.34
603906	R	GUTTER:CLEAN AND FLUSH OUT PER BLOCK Gutter:Clean out debris from all gutters including returns, gable ends, dormers, porches, extensions, canopies etc., to any type of block of flats or maisonettes including flush out and test, rod downpipes including clean out gullies and remove debris from site on completion.	LM	9.28
603903	U	GUTTER:CLEAN AND FLUSH OUT PER ELEVATION NE 8 LM Gutter:Clean out debris from gutters to any type of property including	IT	55.67

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		flush out and test, rod downpipe including clean out gulley and remove debris from site on completion (per elevation).		
603905	U	HOPPER: CLEAR OUT BLOCKED HOPPER HEAD Hopper: Clear out blocked hopper head including rod if necessary, flush out and test and remove debris from site on completion and remove waste and debris.	NO	22.27
603907	U	FLAT ROOF OUTLET: CLEAR BLOCKED Flat Roof Outlet: Clear out blocked flat roof outlet including rod if necessary, flush out and test and remove debris from site on completion and remove waste and debris.	IT	30.93
603909	U	GUTTER: CLEAN WITH VACUUM SYSTEM ELEVATION Gutter: Clean out debris from gutters to any type of property using SkyVac or similar system including flush out and test, rod downpipe including clean out gulley and remove debris from site on completion (per elevation ne 8LM).	IT	54.17
603911	U	GUTTER: CLEAN WITH VACUUM SYSTEM DWELLING Gutter: Clean out debris from all gutters including returns, gable ends, dormers, porches, extensions, etc., to any type of house or bungalow using SkyVac or similar system including flush out and test, rod downpipes including clean out gullies and remove debris from site on completion. (per dwelling).	IT	98.97
603913	U	GUTTER: CLEAN WITH VACUUM SYSTEM BLOCK Gutter: Clean out debris from all gutters including returns, gable ends, dormers, porches, extensions, canopies etc., to any type of block of flats or maisonettes using SkyVac or similar system, including flush out and test, rod downpipes including clean out gullies and remove debris from site on completion.	LM	6.19

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ITEM	PRI	DESCRIPTION	UNIT	RATE
DISABLED ADAPTATIONS AND MINOR WORKS				
Kitchen Units				
Adjustable Specification for Special Needs				
970001	R	UNIT:REMOVE ANY UNIT AND CLEAR AWAY Unit:Remove any size of existing base unit and worktop over or any size of wall unit and remove waste and debris.	NO	8.34
970003	R	BASE UNIT:SUPPLY 300MM LONG ADJUSTABLE HEIGHT Base Unit:Supply and fix 300mm long adjustable height base unit and worktop over complete, make good walls and floors including where any existing units removed, seal junction between worktop and walls with silicone sealant and remove waste and debris.	NO	296.56
970005	R	BASE UNIT:SUPPLY 400MM LONG ADJUSTABLE HEIGHT Base Unit:Supply and fix 400mm long adjustable height base unit and worktop over complete, make good walls and floors including where any existing units removed, seal junction between worktop and walls with silicone sealant and remove waste and debris.	NO	305.05
970007	R	BASE UNIT:SUPPLY 500MM LONG ADJUSTABLE HEIGHT Base Unit:Supply and fix 500mm long adjustable height base unit and worktop over complete, make good walls and floors including where any existing units removed, seal junction between worktop and walls with silicone sealant and remove waste and debris.	NO	320.64
970009	R	BASE UNIT:SUPPLY 600MM LONG ADJUSTABLE HEIGHT Base Unit:Supply and fix 600mm long adjustable height base unit and worktop over complete, make good walls and floors including where any existing units removed, seal junction between worktop and walls with silicone sealant and remove waste and debris.	NO	343.84
970011	R	BASE UNIT:SUPPLY 1000MM LONG ADJUSTABLE HEIGHT Base Unit:Supply and fix 1000mm long adjustable height base unit and worktop over complete, make good walls and floors including where any existing units removed, seal junction between worktop and walls with silicone sealant and remove waste and debris.	NO	403.29
970015	R	WALL UNIT:SUPPLY 300MM LONG ADJUSTABLE HEIGHT Wall Unit:Supply and fix 300mm long adjustable height wall unit complete, make good walls including where any existing units removed and remove waste and debris.	NO	140.21
970017	R	WALL UNIT:SUPPLY 400MM LONG ADJUSTABLE HEIGHT Wall Unit:Supply and fix 400mm long adjustable height wall unit complete, make good walls including where any existing units removed and remove waste and debris.	NO	151.30
970019	R	WALL UNIT:SUPPLY 500MM LONG ADJUSTABLE HEIGHT Wall Unit:Supply and fix 500mm long adjustable height wall unit complete, make good walls including where any existing units removed and remove waste and debris.	NO	158.40
970021	R	WALL UNIT:SUPPLY 600MM LONG ADJUSTABLE HEIGHT Wall Unit:Supply and fix 600mm long adjustable height wall unit complete, make good walls including where any existing units removed and remove waste and debris.	NO	171.05

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ITEM	PRI	DESCRIPTION	UNIT	RATE
970023	R	WALL UNIT:SUPPLY 1000MM LONG ADJUSTABLE HEIGHT Wall Unit:Supply and fix 1000mm long adjustable height wall unit complete, make good walls including where any existing units removed and remove waste and debris.	NO	232.89
Doors				
Door Adaptations and Ironmongery				
980001	R	DOOR:SUPPLY AND FIX KICKING PLATE 300MM Door:Supply and fix 16 gauge SAA kicking plate ne 900x300mm, screw fixed to any door and remove waste and debris.	NO	30.58
980003	R	DOOR:REPLACE KNOBSET WITH LEVER HANDLES Door:Remove any type of knobset furniture to door and replace with set of lever furniture and remove waste and debris. (per door).	IT	18.57
980005	R	DOOR:CHANGE TO TWO WAY OPERATION Door:Change operation of door to two-way operation including remove door and stops, rehang door on two way hinges, make good including touch up decorations to match existing where stops removed and remove waste and debris.	IT	66.62
980007	R	DOOR:CHANGE INWARD TO OUT OPENING Door:Change operation of inward opening door to outward opening including remove door and rehang, remove and refix stops, relocate lock or latch keep and make good where butts/keep removed, redecorate to match existing and remove waste and debris.	IT	54.42
980009	R	ANGLE TRIM:FIX SAA ANGLE TRIM Angle Trim:Supply and fix proprietary SAA angle trim screw fixed to walls at external angles to provide protection to walls including make good and remove waste and debris.	NO	16.53
Door Adjustments and Adaptations				
980011	X	DOOR:RENEW SLIDING DOOR INC WIDENING OPENING Door:Renew existing door and frame including widening opening including sliding door up to 2040mm high and 926mm wide hollow core door, ne 40mm thick hardwood veneered door, running gear, hook and eye, pull handles, adjusting opening, new lintel if required, relocating electrical switch/socket (test and provide NICEIC Certificate if required) decorate to match existing, make good and remove waste and debris.	IT	652.25
980013	X	DOOR:RENEW ADAPTED DOOR AND FRAME Door:Renew storey height door lining with glazed panel and standard door lining, including new hung, sliding or bi-fold door with a clear opening width of 850 mm, upto 2040mm high and 926mm wide hollow core door, includes all ironmongery, folding door gear, single track sliding door gear mechanism, door stops, architrave to both sides, decorate to match existing.	IT	491.30
Internal Timber Doors				
980021	X	DOOR:RENEW HARDWOOD VENEERED INTERNAL Door:Renew internal door with upto 2040mm high and 926mm wide ne 40mm thick hardwood veneered hollow core door including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses, all ironmongery, make good, decorate to match	IT	198.15

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		existing, remove waste and debris.		

M3NHF SCHEDULE OF RATES

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

M3NHF SCHEDULE OF RATES

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				

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
241251	X	SCAFFOLD TOWER:PROVIDE NE 5.0M 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 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	245.70
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

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
241301	X	SCAFFOLDING:PROVIDE TO CHIMNEY NE 7.5M 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 ne 7.50m high.	IT	702.00
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