



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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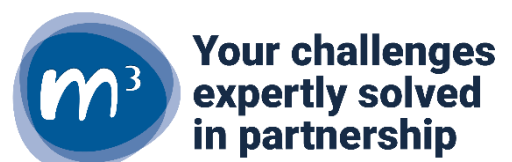
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Void Property Works

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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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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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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.

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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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"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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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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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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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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Generally Rates Deemed to Include (cont'd)

- A. Rates for all Schedule of Rates items in all trades generally are deemed to include as appropriate for the following: (cont'd)
- .9 All preparatory work, setting and marking out, including provision and removal of temporary profiles.
 - .10 Taking up any necessary boarding, de-nailing timbers, relaying boarding and punching in nail heads.
 - .11 Taking off and re-fixing gutters, downpipes, bird guards, TV/radio aerials, satellite dishes, electricity, TV, British Telecom cables, radiators, boilers, kitchen units, sanitary appliances, electrical switch and socket plates and the like to facilitate the renewal or repair of any component.
 - .12 Removing all screws, nails, plugs and the like associated with the removal of any item.
 - .13 Setting aside, storing, cleaning and subsequently re-fixing items described as re-fixed.
 - .14 Setting aside, protecting and reinstating tenants' furniture, white goods, floor coverings, chattels, fixtures, fittings and other property and clearing roof space where necessary to undertake the works ordered.
 - .15 Fixing to any surface with nails, screws, blocks, glue, bolts etc., as required including drilling, packing and scribing.
 - .16 Jointing and or finishing new materials including additional material where required.
 - .17 Jointing and or finishing new materials to existing including additional material where required.
 - .18 Matching all materials to existing.
 - .19 Making good existing structure, finishings etc. as necessary.
 - .20 Moving items of furniture and the like including site furniture from one location to another or replacing. Moving sold fuel from one location to another,
 - .21 Collection and transportation of any size name plate/sign including engraved and laminated signage, any means of fixing to any type of background.
 - .22 Protecting the whole of the works.
 - .23 Seeking the approvals of the Client and or Client Representative in respect of any Works including any reasonable waiting or other down time whilst awaiting approval.
 - .24 Draining down, removal, setting aside and re-fixing radiators, refill the radiator and system including inhibitor, bleed, test and balance system.
 - .25 All pre-inspection visits or surveys to ascertain location of work, checking, measuring, location of and diagnosis of faults, scope, quantification and evaluation of Works to be undertaken etc.

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

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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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Brickwork, Blockwork and Masonry

Brickwork, Blockwork and Masonry Rates Deemed to Include

- A. Rates for brickwork, blockwork and masonry are deemed to additionally include as appropriate for the following:
- .1 Internal and external work
 - .2 All rough and fair cutting including cutting and fitting around obstructions and the like.
Labours (fair joints, jointing to existing and the like)
 - .3 Forming rough and fair labours i.e. grooves, throats, mortices, chases, rebates, holes, stops, mitres, eaves filling, returns, ends, bonding new to new and new to existing, extra material for returns and bonding, grouting, all labours and setting out and plumbing angles.
 - .4 Expansion/contraction/construction joints of any kind.
 - .5 Raking out joints and hacking faces to form key for finishings.
 - .6 Incidental structural supports where required including centering to new and rebuilt flat or cambered arches.
 - .7 Building against other surfaces/finishes including any cutting and pinning where required.
 - .8 Building overhand where required.
 - .9 Laying to curve
 - .10 Laying to falls, cross falls and slopes
 - .11 Cutting and forming easing to flue linings, bends and cutting walls around flue linings.
 - .12 Constructing work in any bond.
 - .13 Special bricks/blocks for ends and angles on copings and the like
 - .14 Additional fixing profiles, cramps, ties etc., as required.
 - .15 Finishing fair face and pointing with any type of joint as required.
 - .16 Labour and facing to returns, ends and angles to copings, cills and the like.
 - .17 Forming cavities between skins of hollow walls including stainless steel ties and insulation as required.
 - .18 Cutting, pinning and wedging load bearing work to soffits of existing work.
 - .19 Extending plaster, decorations, skirtings etc., where any openings filled in or cut through existing walls.
 - .20 Damp-proof courses and membranes including laps and bedding in cement mortar.

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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Brickwork, Blockwork and Masonry Rates Deemed to Include (cont'd)

- A. Rates for brickwork, blockwork and masonry are deemed to additionally include as appropriate for the following (cont'd):
- .21 All cutting or forming grooves and bedding and pointing to flashings, damp proof courses and to accessories i.e. ventilators, precast concrete units etc.
 - .22 Precast concrete units include for moulds, stooled ends and all exposed surfaces finished smooth
 - .23 Injection holes for chemical damp proof courses including making good.
 - .24 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally.

The 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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Finishings

Finishings Rates Deemed to Include

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

- .1 Work to flat, sloping, curved or vertical surfaces.
- .2 Hacking existing surfaces to provide a key for new work.
- .3 Working on any type of new or existing background surface.
- .4 Removing any type of tile or sheet from any type of background surface.
- .5 Preparing backgrounds to receive any finish, such as dry brushing off to remove all loose particles, dust and efflorescence, washing off any grease and mould oil, hacking, raking out joints in brick and blockwork, wetting and rewetting surfaces, application of all priming solutions/coats/bonding agents/mould inhibitors, all to ensure that an adequate bond between the background and adhesive, plaster or any other finish is obtained.
- .6 Making good of all damaged sub-floors and other surfaces in preparation to receive any applied finishes, including application of proprietary self levelling latex cement compound where necessary.
- .7 All dubbing out to walls or ceilings as required to any thickness to provide the correct levels and to maintain planes with existing surrounding plasterwork, making fair joints between new plasterwork and existing surrounding plasterwork.
- .8 Any colour of cement, waterproofer, salt inhibitor, mould inhibitor, splatter das/scud coat, pva bonding agent to plastered, rendered, roughcast coatings.
- .9 Labours (arrises, internal angles, fair joints, joints to existing and the like), edging strips to form fair external angles, angle beads, stop beads and the like.
- .10 Working or cutting and fitting any finishings around all pipes, electrical fittings, appliances, into rebates in frames, around openings, protections, and all like components, fittings, obstructions or voids, including any additional making good necessary.
- .11 De-nailing existing timbers and providing all necessary battens or noggins to support edges and joints of plasterboard.
- .12 Taking off skirtings, architraves, stops and the like and subsequently refixing and redecoration.
- .13 Cement and sand backing, adhesive, special tiles including angle tiles, tile trim, narrow widths, jointing and grouting (including any colour of grouting) to any tiling work.
- .14 Latex screed to new and repaired floor finishes to obtain correct levels.
- .15 Any number of layers of tiles for hacking off or taking up.
- .16 All work in narrow widths, patches and the like irrespective of the size or girth.
- .17 Additional surfaces caused by all returns, set-backs, recesses, alcoves, openings, reveals, soffits, chimney breasts, projections, protrusions and similar are deemed to be part of general wall and or ceiling areas within which they occur and are not to be treated as separate wall and or ceilings.

M3NHF SCHEDULE OF RATES

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

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

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|-----|--|--|--|--|
| .18 | | Provision of all necessary expanded metal lathing backing, stop/angle beads and the like. | | |
| .19 | | Cutting of metric floor, wall or ceiling tiles where required to replace imperial sized equivalents or vice versa | | |
| .20 | | Priming, pre-caulking, scrimming, caulking and all other preparatory treatment relevant to surfaces to receive decorative finishes. | | |
| .21 | | Cove formers, covings, cappings and the like. | | |
| .22 | | Hot welding of joints and or seams. | | |
| .23 | | Provision of all sealants to maintain integrity of tile and sheet floor coverings at all abutments, upstands, skirtings, joints with other coverings, around openings, penetrations, pipes, drains, wastes and all other like situations. | | |
| .24 | | Disconnecting as necessary, removing and subsequent re-fixing and re-connecting any type of 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 floor, walls and ceilings. | | |
| .25 | | Locating and working around underfloor services and insulation | | |
| .26 | | Polystyrene damp proof membranes | | |
| .27 | | Protection of all furniture and fittings, the provision of dust sheets and the removal of items such as curtains etc., prior to commencing the works, together with the rehangng or reinstatement of the same. | | |
| .28 | | All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally | | |

The 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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Painting, Decorating and Clear Finishings

Painting, Decorating and Clear Finishings Rates Deemed to Include

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

- .1 Preparation of surfaces (including galvanised surfaces) and the requisite type and number of paint coatings to be in accordance with the manufacturer's recommendations and/or these preambles, which ever constitutes the highest performance specification.
- .2 Stripping of paper shall include for any number of layers of any type of wallpaper or wall covering and if painted shall be deemed to include for any type of paint to any of the layers to be stripped.
- .3 Work on any surface or surface finish whatsoever encountered.
- .4 Cutting in around glazing and other finishes.
- .5 Work in multicolours and cutting to line.
- .6 Work in staircase areas, plant rooms etc.
- .7 Work on all opening edges of windows, doors etc.
- .8 Taking off and refixing ironmongery on completion.
- .9 All necessary mist coats.
- .10 Matt or vinyl silk finish emulsion paint as directed.
- .11 Eggshell or gloss oil colour paint as directed.
- .12 Priming coat to all new metalwork.
- .13 Work includes all narrow widths and patches irrespective of the girth or size.
- .14 All rubbing down and preparation of wall surfaces and for sizing walls prior to hanging wall or lining paper.
- .15 Hanging of wall or lining paper strictly in accordance with the manufacturer's instructions.
- .16 Protection of all furniture and fittings, the provision of dust sheets and the removal of items such as curtains etc., prior to commencing the works, together with the rehangng or reinstatement of the same.
- .17 Disconnecting as necessary, removing and subsequent re-fixing and re-connecting any type of electrical fittings such as light fittings, light switches, socket outlet points and the like), radiators, heating appliances and or other Client's or Customers fixtures and fittings in order to undertake work to walls.
- .18 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
BRICKWORK				
Brick/Block Walling				
Openings - Internal Door				
102731	R	<p>OPENING:FORM IN 1/2B INTERNAL WALL FOR DOOR</p> <p>Opening:Cut or form opening for internal door and frame in half brick wall plastered both sides, insert concrete lintel and quoin up jambs, make good plaster, extend flooring through opening on bearers, make good all works disturbed including decorations, temporary propping and remove waste and debris.</p>	IT	147.11
102733	R	<p>OPENING:FORM IN 1B INTERNAL WALL FOR DOOR</p> <p>Opening:Cut or form opening for internal door and frame in one brick wall plastered both sides, insert concrete lintel and quoin up jambs, make good plaster, extend flooring through opening on bearers, make good all works disturbed including decorations, temporary propping and remove waste and debris.</p>	IT	340.76
102740	R	<p>OPENING:CONVERT OR EXTEND DOOR IN 100MM BLOCK</p> <p>Opening:Remove existing door lining, cut or form opening for window ne 1.00sm in 100mm blockwork, insert precast concrete lintel 100 x140mm x 1200mm long, quoin up jambs with brickwork, make good plasterwork and decorations internally, propping and temporary supports and remove waste and debris.</p>	IT	172.67
102741	R	<p>OPENING:BUILD UP INTERNAL IN 100MM BLOCKS</p> <p>Opening:Build up internal door opening in 100mm blockwork, bedded and pointed in mortar to match existing, including prepare opening, cut tooth and bond jambs to receive blockwork, finished both sides with 2 coats of lightweight gypsum plaster finished flush with existing, including any necessary dubbing out, make good all works disturbed including decorations and remove waste and debris.</p>	IT	271.61
102743	R	<p>OPENING:BUILD UP INTERNAL IN COMMONS 1/2B THICK</p> <p>Opening:Build up internal door opening in commons, half brick thick, bedded and pointed in mortar to match existing, including prepare opening, cut tooth and bond jambs to receive brickwork, wedge and pinned to soffit, finished both sides with 2 coats of lightweight gypsum plaster finished flush with existing, including any necessary dubbing out, make good all works disturbed including decorations and remove waste and debris.</p>	IT	401.66
102745	R	<p>OPENING:BUILD UP INTERNAL IN COMMONS 1B THICK</p> <p>Opening:Build up internal door opening in commons, one brick thick, bedded and pointed in mortar to match existing, including prepare opening, cut tooth and bond jambs to receive brickwork, wedge and pinned to soffit, finished both sides with 2 coats of lightweight gypsum plaster finished flush with existing, including any necessary dubbing out, make good all works disturbed including decorations and remove waste and debris.</p>	IT	637.80
Openings - External Door/Window				
102747	R	<p>FACING BRICK WALL:BRICK UP OPENING</p> <p>Facing Brick Wall:Brick up existing void or opening in half brick thick wall with facing bricks to match existing built stretcher bond in cement mortar, cut, tooth and bond to existing brickwork, make good, remove waste and debris.</p>	SM	75.06

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
102751	R	<p>OPENING:FORM DOOR IN EXTERNAL WALL</p> <p>Opening:Cut or form opening for door exceeding 1.00sm in 275mm cavity wall, insert Catnic lintel type or other equal and approved, damp proof course flashing, quoin up and close cavity at jambs with brickwork to match existing, form brick-on-end arch soldier course, form brick-on-end step with class B engineering bricks, snap headers, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports and remove waste and debris.</p>	SM	257.14
102753	R	<p>OPENING:FORM WINDOW IN EXTERNAL WALL</p> <p>Opening:Cut or form opening for window exceeding 1.00sm in 275mm cavity wall, insert Catnic lintel or other equal and approved, damp proof course flashing, quoin up and close cavity at jambs with brickwork to match existing, form brick-on-end arch soldier course, form cill with two course of plain tile creasing, set on brick on edge snap headers, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports and remove waste and debris.</p>	SM	308.01
102761	R	<p>OPENING:ENLARGE EXISTING WINDOW</p> <p>Opening:Cut out and reform opening for window exceeding 1.00sm in 275mm cavity wall, insert Catnic lintel type or other equal and approved, damp proof course flashing, quoin up and close cavity at jambs with brickwork to match existing, form brick-on-end arch soldier course, form cill with two course of plain tile creasing, set on brick on edge snap headers, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports and remove waste and debris.</p>	SM	264.36
102763	R	<p>OPENING:ADAPT EXTERNAL DOOR TO WINDOW</p> <p>Opening:Remove existing door frame, adapt opening for window exceeding 1.00sm in 275mm cavity wall, and close cavity at cill with slate, brick up opening below cill level with facing bricks to match existing and concrete blockwork internally, form cill with two courses of plain tile creasing, set on brick on edge snap headers, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports and remove waste and debris.</p>	IT	278.67
102765	R	<p>OPENING:CONVERT OR EXTEND DOOR INTO WINDOW</p> <p>Opening:Remove existing door frame, cut or form opening for window exceeding 1.00sm in 275mm cavity wall, insert Catnic lintel type CN7, or other equal and approved, damp proof course flashing, quoin up and close cavity at jambs with brickwork to match existing, form or extend brick-on-end arch soldier course, brick up opening below cill level with facing bricks to match existing and concrete blockwork internally, close cavity at cill with slate, form cill with two courses of plain tile creasing, set on brick on edge snap headers, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports and remove waste and debris.</p>	SM	326.54
102771	R	<p>OPENING:BUILD UP EXTERNAL IN COMMONS</p> <p>Opening:Build up existing opening for door or window, remove door or</p>	SM	255.56

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		<p>window frame, tiled cill, concrete cill, internal lintel, flat brick on edge arch over, build up externally in common bricks in mortar, allow for cutting, toothing and bonding into existing reveals, finished with two coats of render flush with existing walls, block up internally with 100mm blockwork finished with 2 coats of plaster flush with existing walls, include for new damp proof course's and stainless steel wall ties, make good any cavity wall insulation and remove waste and debris.</p>		
102773	R	<p>OPENING:BUILD UP EXTERNAL IN FACINGS</p> <p>Opening:Build up existing opening for door or window, remove door or window frame, tiled cill, concrete cill, internal lintel, flat brick on edge arch over, build up externally in facing bricks to match existing, matching tinted mortar and pointed as existing, allow for cutting, toothing and bonding into existing reveals, block up internally with 100mm blockwork finished with 2 coats of plaster flush with existing walls, include for new damp proof course's and stainless steel wall ties, make good any cavity wall insulation and remove waste and debris.</p>	SM	277.21
Lintels and Arches				
102901	R	<p>LINTEL:RENEW PCC LINTEL 100X150</p> <p>Lintel:Cut out and remove existing lintel from brick wall, prepare to receive new including all necessary propping and temporary supports, and supply and fix 100x150mm prestressed precast concrete lintel reinforced with 2 No. 16mm diameter bars, bed ends in cement lime mortar (1:1:6), renew damp proof course and make good brickwork, plasterwork and sealant and or cement fillets and remove waste and debris.</p>	LM	157.91
102905	R	<p>LINTEL:RENEW WITH CATNIC NE 2.5M LONG</p> <p>Lintel:Cut out and remove existing lintel from brick wall, prepare to receive new including all necessary propping and temporary supports, and supply and fix steel Catnic type lintel ne 2.50m long including bedding in mortar, fit cavity tray damp proof course and make good brickwork/blockwork, plasterwork, sealant and or cement fillets and remove waste and debris.</p>	NO	292.49
Cills and Thresholds				
103119	R	<p>THRESHOLD:RENEW WITH PCC</p> <p>Threshold:Break out existing threshold and renew with precast concrete threshold size ne 80x140mm with water bar, finished fair on exposed faces and reinforced for handling as necessary and bedded and jointed in cement lime mortar (1:1:6) and remove waste and debris.</p>	NO	92.48
103121	R	<p>THRESHOLD:RENEW WITH INSITU CONCRETE</p> <p>Threshold:Break out existing threshold and renew with insitu concrete (1:2:4), threshold ne 80x140mm with water bar, including fix and strike formwork and finished fair on exposed faces and make good all work disturbed and remove waste and debris.</p>	NO	106.86
Anti-Fungicide Treatment				
114001	U	<p>WALL OR CEILING:APPLY FUNGICIDE</p> <p>Wall or Ceiling:Brush down and apply fungicide solution to walls and or ceilings and wash off traces of fungus and remove waste and debris.</p>	SM	3.33

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		Airbricks and Vents		
		Airbricks		
115001	R	AIRBRICK:RENEW WITH PVC Airbrick:Cut out existing airbrick and renew with 225x150mm PVC ventilator, bed and point in cement lime mortar (1:1:6) and make good any finishes and remove waste and debris.	NO	29.96
115003	R	AIRBRICK:INSTALL NEW PVC VENT Airbrick:Cut or form opening in wall and insert 225x150mm PVC ventilator, bed and point in cement lime mortar (1:1:6), insert cavity lining and internal vent with flyscreen, make good finishes internally and externally and remove waste and debris.	NO	89.47
115005	R	AIRBRICK:RENEW CLAY OR CONCRETE VENT Airbrick:Cut out existing airbrick and renew with 225x150mm clay or concrete ventilator, bed and point in cement lime mortar (1:1:6) and make good any finishes and remove waste and debris.	NO	28.34
115007	R	AIRBRICK:INSTALL NEW CLAY OR CONCRETE VENT Airbrick:Cut or form opening in wall and insert 225x150mm clay or concrete ventilator, bed and point in cement lime mortar (1:1:6), insert cavity lining and internal vent with flyscreen, make good finishes internally and externally and remove waste and debris.	NO	87.85
115009	U	AIRBRICK:REBED LOOSE VENT Vent:Take out loose ventilator or airbrick and rebed and point in cement lime mortar (1:1:6) to match existing.	NO	16.47
115010	R	AIR BRICK OR VENT:BRICK UP OPENING Airbrick or Vent:Cut out existing airbrick or vent and infill opening with faced brickwork to match existing or with common brickwork with rendered finished, make good finishes internally and externally and remove waste and debris.	NO	21.61
115011	R	VENTILATOR:RENEW PVC OR ALUMINIUM Ventilator:Supply and fix 225x150mm 'Hit and Miss' PVC or aluminium ventilator grille fixed to any background including remove any existing ventilator and make good all finishes and remove waste and debris.	NO	17.21
		Ventilators		
115012	R	VENT:INSTALL PROPRIETARY VENT KIT Vent:Supply and install approx. 125mm diameter proprietary ventilator kit complete including core drill openings through external/internal cavity walls and install vent kit and sleeving and make good including all external and internal finishes and remove waste and debris.	NO	79.39
115014	R	VENT:INSTALL TUMBLE VENT KIT Vent:Supply and install approx. 100mm diameter tumble drier vent kit complete including 3 metre length of 100mm flexible PVC ducting, including cutting openings through external/internal walls, install kit complete and make good all finishes and remove waste and debris.	NO	78.05
Brickwork and Structure - Client Inspection				
198001	U	CLIENT INSPECTION:BRICKWORK AND STRUCTURE Client Inspection:Undertake client inspection and testing etc. in connection with brickwork or structure and report to Client Representative	IT	16.68

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		(any repairs required to be ordered must be instructed by Client Representative). Not to be claimed in conjunction with associated works.		
		PLASTERWORK AND OTHER FINISHES		
		Plasterwork, Rendering and Screeds		
		Plasterwork - Walls		
411105	R	WALL:RENEW APPLY 3MM SKIM PLASTER IN PATCH Wall:Renew defective or apply new skim coat of plaster in patch including hack off existing and renew including all preparation and joints to existing surfaces and remove waste and debris.	IT	18.00
411107	R	WALL:RENEW APPLY 3MM SKIM COAT PLASTER Wall:Renew defective or apply new skim coat of plaster including hack off existing and renew including all preparation and joints to existing surfaces and remove waste and debris.	SM	14.11
411113	R	WALL:TWO COATS DUB OUT IN PATCH Wall:Two coats (bonding coat and skim coat) including bonding agent as necessary to walls in patch including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris.	IT	45.71
411115	R	WALL:TWO COATS DUB OUT Wall:Two coats (bonding coat and skim coat) including bonding agent as necessary including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris.	SM	39.68
411121	R	WALL:HACK REPLASTER TWO COATS DUB OUT IN PATCH Wall:Hack off plaster, rake out and prepare background, two coats (bonding coat and skim coat) including bonding agent as necessary to walls in patch including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris.	IT	65.16
411123	R	WALL:HACK REPLASTER TWO COATS DUB OUT Wall:Hack off plaster, rake out and prepare background, two coats (bonding coat and skim coat) including bonding agent as necessary to walls including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris.	SM	57.66
411133	R	WALL:TWO COATS BONDING WALL IN PATCH Wall:Two coat (bonding coat and skim coat) including bonding agent as necessary to walls in patch including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris.	IT	28.19
411135	R	WALL:TWO COATS BONDING WALLS Wall:Two coat (bonding coat and skim coat) including bonding agent as necessary to walls 12mm thick, including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris.	SM	24.30
		Plasterboard - Walls		
411309	R	WALL:FIX NE 12.5MM PLASTERBOARD SCRIM JOINTS PATCH Wall:Supply, cut and fix ne 12.5mm plasterboard to walls in patch including scrim joints, additional support battens, noggins etc. to studding and all labours and remove waste and debris.	IT	18.54

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
411311	R	WALL:FIX NE 12.5MM PLASTERBOARD SCRIM JOINTS Wall:Supply, cut and fix ne 12.5mm plasterboard to walls and scrim joints, including additional support battens, noggins etc. to studding and all labours and remove waste and debris.	SM	15.03
411313	R	WALL:FIX NE 12.5MM PLASTERBOARD 3MM SKIM IN PATCH Wall:Supply, cut and fix ne 12.5mm plasterboard to walls in patch including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to studding, including all labours and remove waste and debris.	IT	34.49
411315	R	WALL:FIX NE 12.5MM PLASTERBOARD 3MM SKIM COAT Wall:Supply, cut and fix ne 12.5mm plasterboard to walls, scrim joints and 3mm skim plaster to walls, including additional support battens, noggins etc. to studding, including all labours and remove waste and debris.	SM	28.93
411316	R	WALL:FIX NE 12.5MM PLASTERBOARD TWO COAT FINISH Wall:Supply, cut and fix ne 12.5mm plasterboard to walls, scrim joints and apply one coat of bonding plaster and one coat of 3mm skim finish plaster to walls, including additional support battens, noggins etc. to studding, including all labours and remove waste and debris.	SM	39.58
411321	R	WALL:RENEW NE 12.5MM PLASTERBOARD SKIM PATCH Wall:Take down plasterboard or lath and plaster to wall, denail studs etc. and prepare, supply, cut and fix ne 12.5mm plasterboard to wall in patch including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to studs including all labours and remove waste and debris.	IT	47.83
411323	R	WALL:RENEW NE 12.5MM PLASTERBOARD 3MM SKIM Wall:Take down plasterboard or lath and plaster to wall, denail studs etc. and prepare, supply, cut and fix ne 12.5mm plasterboard to wall including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to studs including all labours and remove waste and debris.	SM	37.79
411325	R	WALL:RENEW DOUBLE PLASTERBOARD 3MM SKIM IN PATCH Wall:Take down plasterboard or lath and plaster to wall, denail studs etc. and prepare, supply, cut and fix double layer 9.5mm plasterboard to wall in patch including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to studs including all labours and remove waste and debris.	IT	63.56
411327	R	WALL:RENEW DOUBLE PLASTERBOARD 3MM SKIM COAT Wall:Take down plasterboard or lath and plaster to wall, denail studs etc. and prepare, supply, cut and fix double layer 9.5mm plasterboard to wall including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to studs including all labours and remove waste and debris.	SM	49.08
Fireline Board - Walls				
411401	R	WALL:FIX 12.5MM FIRELINE BOARD 3MM SKIM COAT Wall:Supply, cut and fix 12.5mm Fireline board to walls, scrim joints and 3mm skim plaster to existing timber stud walls, including additional support battens, noggins etc, to studding, including all labours and remove waste and debris.	SM	30.75
411403	R	WALL:FIX 15MM FIRELINE BOARD 3MM SKIM COAT Wall:Supply, cut and fix 15mm Fireline board to walls, scrim joints and 3mm skim plaster to existing timber stud walls, including additional support battens, noggins etc, to studding, including all labours and remove waste and debris.	SM	34.28

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Plasterwork - Ceilings				
413105	R	CEILING:RENEW APPLY SKIM COAT IN PATCH Ceiling:Hack off existing and renew defective or apply new skim coat of plaster in patch including all joints to existing surfaces and all labours and remove waste and debris.	IT	20.78
413107	R	CEILING:RENEW APPLY SKIM COAT Ceiling:Hack off existing and renew defective or apply new skim coat of plaster including all joints to existing surfaces and all labours and remove waste and debris.	SM	16.89
413109	R	CEILING:TWO COATS BONDING IN PATCH Ceiling:Two coat (bonding coat and skim coat) including bonding agent as necessary to concrete ceiling in patch, apply bonding agent, including all labours and remove waste and debris.	IT	33.36
413111	R	CEILING:TWO COATS BONDING Ceiling:Two coat (bonding coat and skim coat) including bonding agent as necessary coat to concrete ceiling apply bonding agent, including all labours and remove waste and debris.	SM	29.47
413117	R	CEILING:HACK RENEW PLASTER IN PATCH Ceiling:Hack off defective plaster to ceiling, prepare and replaster ceiling in two coats (bonding and finish) in patch, joints to existing surfaces, all labours, make good and remove waste and debris.	IT	40.03
413119	R	CEILING:HACK RENEW PLASTER Ceiling:Hack off defective plaster to ceiling, prepare and replaster ceiling in two coats (bonding and finish), joints to existing surfaces, all labours, make good and remove waste and debris.	SM	34.48
413124	R	CEILING:APPLY 5MM SKIM TO ARTEX Ceiling:Prepare and apply 5mm skim coat of plaster to existing artex ceiling, apply bonding agent, including all joints to existing surfaces and all labours and remove waste and debris.	SM	25.34
Plasterboard - Ceilings				
413305	R	CEILING:FIX NE 12.5MM PLASTERBOARD 3MM SKIM PATCH Ceiling:Supply, cut and fix ne 12.5mm plasterboard, scrim joints and 3mm skim plaster to ceiling in patch including additional support battens, noggins etc. to joists, including all labours and remove waste and debris.	IT	37.27
413307	R	CEILING:FIX NE 12.5MM PLASTERBOARD 3MM SKIM COAT Ceiling:Supply, cut and fix ne 12.5mm plasterboard, scrim joints and 3mm skim plaster to ceiling, including additional support battens, noggins to joists, including all labours and remove waste and debris.	SM	30.01
413308	R	CEILING:FIX NE 12.5MM PLASTERBOARD TWO COAT FINISH Ceiling:Supply, cut and fix ne 12.5mm plasterboard, scrim joints and apply one coat of bonding plaster and one coat of 3mm skim finish plaster to ceilings, including additional support battens, noggins etc. to walls, including all labours and remove waste and debris.	SM	44.03
413309	R	CEILING:FIX DOUBLE NE 12.5MM PLASTERBOARD IN PATCH Ceiling:Supply, cut and fix double layer of ne 12.5mm plasterboard to ceiling in patch including scrim joints and 3mm skim plaster, additional support battens, noggins to joists, including all labours and remove waste and debris.	IT	58.53

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
413311	R	CEILING:FIX DOUBLE NE 12.5MM PLASTERBOARD 3MM SKIM Ceiling:Supply, cut and fix double layer of ne 12.5mm plasterboard to ceiling with scrim joints and 3mm skim plaster including additional support battens, noggins etc. to joists, including all labours and remove waste and debris.	SM	47.41
413317	R	CEILING:RENEW NE 12.5MM PLASTERBOARD SKIM IN PATCH Ceiling:Take down plasterboard or lath and plaster ceiling, denail joists and prepare, supply, cut and fix ne 12.5mm plasterboard to ceiling in patch including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to joists including all labours and remove waste and debris.	IT	56.72
413319	R	CEILING:RENEW NE 12.5MM PLASTERBOARD 3MM SKIM COAT Ceiling:Take down plasterboard or lath and plaster ceiling, denail joists and prepare, supply, cut and fix ne 12.5mm plasterboard to ceiling including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to joists including all labours and remove waste and debris.	SM	45.60
413321	R	CEILING:RENEW DOUBLE PLASTERBOARD SKIM IN PATCH Ceiling:Take down plasterboard or lath and plaster ceiling, denail joists and prepare, supply, cut and fix double layer ne 12.5mm plasterboard to ceiling in patch with scrim joints and 3mm skim plaster, additional support battens, noggins etc. to joists including all labours and remove waste and debris.	IT	69.65
413323	R	CEILING:RENEW DOUBLE PLASTERBOARD 3MM SKIM COAT Ceiling:Take down plasterboard or lath and plaster ceiling, denail joists and prepare, supply, cut and fix double layer ne 12.5mm plasterboard to ceiling with scrim joints and 3mm skim plaster, additional support battens, noggins etc. to joists including all labours and remove waste and debris.	SM	55.75
413325	R	CEILING:OVERLAY NE 12.5MM PLASTERBOARD 3MM SKIM Ceiling:Prepare existing ceiling and overlay with ne 12.5mm plasterboard nailed to joists including all necessary packings, battens, noggins etc. to ensure line and level, scrim joints, 3mm skim plaster including all labours and remove waste and debris.	SM	34.49
413327	U	CEILING:REMOVE COLLAPSED AFTER WATER DAMAGE Ceiling:Attend dwelling and remove any type of collapsed water damaged plastered ceiling including taking down any remaining damaged ceiling, denail joists and prepare joist to receive new plasterboard to be installed when all drying out complete, clean up and bag debris, remove waste and debris (new ceiling to be claimed seperately).	SM	26.68
413329	U	CEILING:TAKE DOWN AFTER WATER DAMAGE Ceiling:Attend dwelling and take down any type of water damaged plastered ceiling including denail joists and prepare joist to receive new plasterboard to be installed when all drying out complete, remove waste and debris (new ceiling to be claimed seperately).	SM	19.46
413351	U	CEILING:REPAIR HOLE FOR HALF HOUR FIRE RATING Ceiling:Repair hole in existing ceiling to achieve half hour fire rating, cut back existing plasterboard to expose joists, supply and fit timber noggins, and 12.5mm fireline plasterboard in patch ne 1sm, dry line, decorate with two coats of emulsion, make good, remove waste and debris.	NO	29.06

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Fireline Board – Ceilings				
413501	R	CEILING:RENEW 12.5MM FIRELINE BOARD 3MM SKIM COAT Ceiling:Take down plasterboard or lath and plaster ceiling, 28ennial joists and prepare, supply, cut and fix 12.5mm Fireline board to ceiling including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to joists including all labours and remove waste and debris.	SM	55.48
413503	R	CEILING:RENEW 15MM FIRELINE BOARD 3MM SKIM COAT Ceiling:Take down plasterboard or lath and plaster ceiling, denail joists and prepare, supply, cut and fix 15mm Fireline board to ceiling including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to joists including all labours and remove waste and debris.	SM	57.34
413505	R	CEILING:FIX DOUBLE 15MM FIRELINE BOARD + SKIM COAT Ceiling:Supply, cut and fix double layer 15mm Fireline board, scrim joints and 3mm skim plaster to ceiling, including additional support battens, noggins to joists, including all labours and remove waste and debris.	SM	64.42
Plasterwork Repairs and Sundry Items				
415001	R	PLASTER REPAIR:REPAIR CRACKS AROUND FRAME Plaster Repair:Repair cracks around door and window frame including hack out loose plaster and make good with plaster including make good decorations and remove waste and debris.	LM	9.40
415003	R	PLASTER REPAIR:RENEW REVEAL TO FRAME Plaster Repair:Renew plastered reveal complete to any door or window frame including hack off defective plaster, render and set to existing, remake arris and all joints to existing, make good decorations and remove waste and debris.	LM	12.39
415005	R	PLASTER REPAIR:REPAIR CRACKS AROUND FITTING Plaster Repair:Repair crack around any fitting, including hack out loose plaster and make good with plaster.	LM	5.98
415011	R	PLASTER REPAIR:RENEW PLASTER BAND Plaster Repair:Cut out defective plaster and make good with plaster to match existing upto 300mm wide including all joints to existing surfaces and adjacent fittings and remove waste and debris.	LM	11.70
415013	R	PLASTER REPAIR:REPAIR CRACK TO WALL OR CEILING Plaster Repair:Repair cracks to wall or ceiling plaster, cut out cracks and apply finish plaster, trowel off flush with existing surfaces.	LM	13.18
415015	R	PLASTER REPAIR:RENEW METAL PROFILE BEAD Plaster Repair:Renew any type of expanded metal profile bead in conjunction with plasterwork repairs.	LM	12.16
415017	R	PLASTER REPAIR:MAKE GOOD AROUND PIPE ETC Plaster Repair:Make good any type of plasterwork around any size or type of pipe, radiator brackets, other projections etc. (only to be claimed where not part of schedule item for make good etc.).	NO	7.70
415019	R	PLASTER REPAIR:RENEW PLASTER VENT Plaster Repair:Renew or fix new plaster vent any size ne 225x150mm with flyscreen including remove existing and fix new to wall incl all making good.	NO	27.83

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Sand and Cement Render				
421001	R	WALL:HACK OFF RENDER IN PATCH Wall:Hack off any thickness of render from walls in patch, rake out and prepare brickwork or blockwork to receive rendering and remove waste and debris.	IT	27.79
421003	R	WALL:HACK OFF RENDER Wall:Hack off any thickness of render from walls, rake out and prepare brickwork or blockwork to receive rendering and remove waste and debris.	SM	22.24
421021	R	WALL:APPLY SMOOTH RENDER DUB OUT IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls in patch trowelled smooth, dub out as necessary with cement and sand including all preparation, labours and remove waste and debris.	IT	38.05
421022	R	WALL:APPLY ROUGHCAST RENDER DUB OUT IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls in patch with roughcast finish, dub out as necessary with cement and sand including all preparation, labours and remove waste and debris.	IT	48.32
421023	R	WALL:APPLY SMOOTH RENDER DUB OUT Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls trowelled smooth, dub out as necessary with cement and sand, including all preparation, labours and remove waste and debris.	SM	33.81
421024	R	WALL:APPLY ROUGHCAST RENDER DUB OUT Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls with roughcast finish, dub out as necessary with cement and sand, including all preparation, labours and remove waste and debris.	SM	42.82
421025	R	WALL:APPLY WET DASH RENDER DUB OUT IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and wet dash finish to external walls in patch, dub out as necessary with cement and sand, including all labours and remove waste and debris.	IT	48.11
421027	R	WALL:APPLY WET DASH RENDER DUB OUT Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and wet dash finish to external walls, dub out as necessary with cement and sand, including all labours and remove waste and debris.	SM	45.39
421029	R	WALL:APPLY DRY DASH RENDER DUB OUT IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and dry dash finish to external walls in patch, dub out as necessary with cement and sand, including all labours and remove waste and debris.	IT	56.75
421031	R	WALL:APPLY DRY DASH RENDER DUB OUT Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and dry dash finish to external walls, dub out as necessary with cement and sand, including all labours and remove waste and debris.	SM	52.06
421033	R	WALL:APPLY DECORATIVE RENDER DUB IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls in patch including 'Decorative' finish, dub out as necessary with cement and sand, including all labours and remove waste and debris.	IT	51.58

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ITEM	PRI	DESCRIPTION	UNIT	RATE
421035	R	WALL:APPLY DECORATIVE RENDER DUB Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls including 'Decorative' finish, dub out as necessary with cement and sand all labours and remove waste and debris.	SM	45.68
Render Repairs and Sundry Items				
423001	R	RENDER REPAIRS:REPAIR CRACK Render Repairs:Repair crack in any external render including carefully hack out and make good with cement and sand including applying finish to match existing.	LM	12.39
423003	R	RENDER REPAIRS:REPAIR CRACK AROUND FRAME Render Repairs:Repair cracks to render and applied finishes around door or window frame including hack out loose render and make good including make good sealant joint to frame.	LM	17.19
423005	R	RENDER REPAIRS:RENEW REVEAL TO FRAME Render Repairs:Renew rendered door or window frame reveal complete including hack off external finish, remake arris and rerender including any dubbing out and waterproofing agent and make good applied finishes and remove waste and debris.	LM	20.41
423007	R	RENDER REPAIRS:RENEW BELLCAST FEATURE Render Repairs:Renew bellcast to any render over openings or above damp course, hack off, fix bellcast bead and form bellcast externally and remove waste and debris.	LM	21.24
423009	R	DWELLING REPAIR:MAKE GOOD AROUND PIPE ETC Dwelling:Make good any type of external render around any size or type of pipe, brackets, other projections and the like, fill holes and make good small areas and other defects with render to match existing (only to be claimed where not part of schedule item for make good etc.). (Per Dwelling).	IT	21.52
Coatings to Ceilings				
425001	R	CEILING:APPLY ARTEX TYPE FINISH Ceiling:Prepare and apply Artex type textured coating with stipple or comb finish to ceiling including caulk joints in plasterboard and or cracks in plaster finish.	SM	14.13
425002	R	CEILING:APPLY ARTEX TYPE FINISH IN PATCH Ceiling:Prepare and apply Artex type textured coating with stipple or comb finish to ceiling in patch including caulk joints in plasterboard and or cracks in plaster finish, prime as necessary and make good to match existing.	IT	13.05
Dry Lining				
427003	R	WALL:DRY LINE NE 12.5MM PLASTERBOARD PADS AND DABS Wall:Strip existing wall, thoroughly clean down mould and fungi from any affected areas, remove any coving and line wall with ne 12.5mm plasterboard fixed to plaster pads and dabs in accordance with manufacturers technical data sheet including all filling and jointing, disconnect, remove and refix on re-aligned boxes with extended fixing screws any socket outlets, switch plates and the like, remove and later refix all skirtings, dado rails and the like and make good on completion and remove waste and debris.	SM	42.03

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
427004	R	WALL:DRY LINE NE 12.5MM PLASTERBOARD SKIM Wall:Strip existing wall, thoroughly clean down mould and fungi from any affected areas, remove any coving and line wall with ne 12.5mm plasterboard fixed to plaster pads and dabs in accordance with manufacturers technical data sheet including all filling and jointing, disconnect, remove and refix on re-aligned boxes with extended fixing screws any socket outlets, switch plates and the like, apply 3mm skim coat of plaster, remove and later refix all skirtings, dado rails and the like and make good on completion and remove waste and debris.	SM	51.69
427005	R	CEILING:DRY LINE 12.5MM THERMALBOARD Ceiling:Strip existing ceiling, thoroughly clean down mould and fungi from affected areas, remove any coving, supply and fix 50x25mm treated softwood battens at 600mm centres including any necessary packing, plugging and screwing, line ceilings with 12.5mm plasterboard faced thermal board screwed to battens including filling and jointing, disconnect and remove ceiling roses and refix on re-aligned boxes and fit extended fixing screws and remove waste and debris.	SM	84.73
427007	R	CEILING:DRY LINE 25MM THERMALBOARD Ceiling:Strip existing ceiling, thoroughly clean down mould and fungi from affected areas, remove any coving, supply and fix 50x25mm treated softwood battens at 600mm centres including any necessary packing, plugging and screwing, line ceilings with 25mm plasterboard faced thermal board screwed to battens including filling and jointing, disconnect and remove ceiling roses and refix on re-aligned boxes and fit extended fixing screws and remove waste and debris.	SM	115.79
427009	R	WALL:DRY LINE 25MM THERMALBOARD Wall:Strip existing walls, thoroughly clean down mould and fungi from affected areas, remove and later refix all skirtings, dado rails and the like, line walls with 25mm nominal plasterboard faced thermal board solidly adhered to background in accordance with manufacturers technical data sheet including filling and jointing, disconnect and remove socket outlets and or switches and refix on re-aligned boxes and fit extended fixing screws and remove waste and debris.	SM	86.84
427011	R	WALL:DRY LINE 45MM THERMALBOARD Wall:Strip existing walls, thoroughly clean down mould and fungi from affected areas, remove and later refix all skirtings, dado rails and the like, line walls with 45mm nominal plasterboard faced thermal board solidly adhered to background in accordance with manufacturers technical data sheet including filling and jointing, disconnect and remove socket outlets and or switches and refix on re-aligned boxes and fit extended fixing screws and remove waste and debris.	SM	115.97
Plaster Coving				
429001	R	COVING:FIX PLASTER COVING Coving:Supply and fix new Gyproc plaster coving ne 150mm girth.	LM	12.97
429003	R	COVING:REFIX PLASTER COVING Coving:Remove, set aside and refix Gyproc plaster coving ne 150mm girth.	LM	8.92
Plasterwork and Tiling - Client Inspection				
430001	R	CLIENT INSPECTION:PLASTERWORK OR TILING Client Inspection:Undertake client inspection and testing etc. on plasterwork or tiling and report to Client Representative (any repairs	IT	16.68

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		required to be ordered must be instructed by Client Representative). Not to be claimed in conjunction with associated works.		
		Floor Screeds		
431301	R	SCREED:HACK UP SCREED IN PATCH Screed:Hack up any thickness of floor screed in patch and remove waste and debris.	IT	8.34
431303	R	SCREED:HACK UP SCREED Screed:Hack up any thickness of floor screed and remove waste and debris.	SM	12.51
431305	R	SCREED:REPAIR CRACK IN FLOOR Screed:Repair crack in floor screed ne 50mm wide with cement and sand including cutting out to form key and infill to match existing.	LM	8.77
431307	R	SCREED:LAY 40MM THICK IN PATCH Screed:Lay cement and sand floor screed in patch, ne 40mm thick, trowel smooth for floor finish, clean off, grout sub-base with cement slurry, apply liquid damp proof membrane and remove waste and debris.	IT	36.82
431309	R	SCREED:LAY 40MM THICK SCREED Screed:Lay cement and sand floor screed ne 40mm thick, trowel smooth for floor finish, clean off, grout sub-base with cement slurry, apply liquid damp proof membrane and remove waste and debris.	SM	31.26
431311	R	SCREED:OVERLAY WITH CONCRETE NE 65MM Screed:Overlay any sub-base with fine concrete (1:2:4), ne 65mm thick including clean off sub-base, tamp level to receive floor screed and remove waste and debris.	SM	31.59
431312	R	SCREED:PROVIDE POLYSTYRENE INSULATION Screed:Provide and lay ne 50mm expanded polystyrene insulation before laying screed.	SM	12.82
431315	R	SCREED:LATEX SELF LEVEL Screed:Lay latex self levelling screed.	SM	19.09

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
WALL AND FLOOR TILE AND SHEET FINISHES				
Wall and Floor Finishes				
Wall Tiling				
431003	R	WALL TILES:HACK OFF AND MAKE GOOD Wall Tiles:Hack off glazed wall tiling, make good bed and remove waste and debris.	SM	15.53
431005	R	WALL TILES:RENEW OR FIX INDIVIDUAL NEW GLAZED TILE Wall Tiles:Clean off walls and prepare to receive new tile, supply and fix new ne 152x152x6mm glazed ceramic wall tile in patch to splashbacks and cills including fixing with adhesive, grouting and any necessary cutting including hack off glazed wall tiling in patch as necessary, make good bed and remove waste and debris (per tile).	NO	2.25
431007	R	WALL TILES:RENEW OR FIX NEW GLAZED TILES Wall Tiles:Clean off walls and prepare to receive new tiles, supply and fix new ne 152x152x6mm glazed ceramic wall tiles to splashback to baths, wash basins, sinks, worktops, in cooker spaces etc., and to cills and reveals, including all labours, any necessary cutting, tile trims, fixing with adhesive, grouting, sealing to worktop, sanitary fittings and sink top with silicone sealant including hack off glazed wall tiling, make good bed and remove waste and debris.	SM	91.52
431021	R	WALL TILES:REMOVE AND REFIX PER TILE Wall Tiles:Take off existing wall tile to patch and set aside, clean off and refix to walls with adhesive, make good to bed and grout including all necessary cutting and remove waste and debris (per tile).	NO	1.33
431023	R	WALL TILES:REMOVE AND REFIX Wall Tiles:Take off existing wall tiles and set aside, clean off and refix to walls with adhesive, make good to bed and grout including all necessary cutting and remove waste and debris.	SM	75.91
431025	R	WALL TILES:RAKE OUT AND REGROUT Wall Tiles:Rake out and regrout wall tiling and remove waste and debris.	SM	14.60
431041	R	WALL TILES:NEW GLAZED TILES TO KITCHEN Wall Tiles:Clean off walls and prepare to receive new tiles, supply and fix new ne 152x152x6mm glazed white or coloured ceramic wall tiles to kitchen worktop, splashback cooker space and cills, including fixing with adhesive, grouting and any necessary cutting, sealing around worktop and sink top with silicone sealant and remove waste and debris.	SM	72.55
431043	R	WALL TILES:NEW GLAZED TILES TO BATHROOM Wall Tiles:Clean off walls and prepare to receive new tiles, supply and fix new ne 152x152x6mm glazed white or coloured ceramic wall tiles to bathroom, splashback and cills, including fixing with adhesive, grouting and any necessary cutting, sealing around sanitary fittings with silicone sealant and remove waste and debris.	SM	72.55
431051	R	WALL TILES:RENEW OR FIX NEW LARGE GLAZED TILES Wall Tiles:Clean off walls and prepare to receive new tiles, supply and fix new large (greater than 152mm x 152mm) glazed ceramic wall tiles to general surfaces, splashbacks to sanitary fittings, sinks, worktops, in cooker spaces etc., and to cills and reveals, including all labours, any necessary cutting, tile trims, fixing with adhesive, grouting, sealing to	SM	91.39

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		worktop, sanitary fittings and sink top with silicone sealant including hack off glazed wall tiling, make good bed and remove waste and debris.		
431055	R	<p>MOSAIC:NEW GLAZED TILING DECORATIVE BAND</p> <p>Mosaic:Clean off walls and prepare to receive new mosaic tiling, in band ne 100mm high, supply and fix new ne 6mm internal quality glazed ceramic mosaic wall tiling to walls, including fixing with or approved adhesive, grouting, and any necessary cutting including hack off existing glazed wall tiling if necessary, make good bed and remove waste and debris.</p>	LM	22.37
		DPM Tanking		
421401	R	<p>DPM TANKING:LAY EPOXY RESIN IN WET ROOM</p> <p>DPM Tanking:Supply and lay Ardex DPM 1C or other equal and approved two part pre-gauged epoxy resin damp proof membrane to receive wet room flooring, clean sub-floor, mix components and lay evenly strictly in accordance with the manufacturer's technical data sheet by trowel and roll off, all labours, make good, remove waste and debris.</p>	SM	14.58
421405	R	<p>DPM TANKING:APPLY SYSTEM TO WET ROOM WALLS</p> <p>DPM Tanking:Supply and apply Ardex WPC or other equal and approved two part flexible rapid drying waterproof protection membrane to receive wet room tiling, clean sub-strata, apply self adhesive mesh tape to joints between floor and walls, and to any sub-strata boarding, insulation or lining, mix and apply one coat of components to seal joints and fill holes, leave to dry, mix components and apply two coats evenly strictly in accordance with the manufacturer's technical data sheet by roller, all labours, make good, remove waste and debris.</p>	SM	19.03
421407	R	<p>DPM TANKING:INSTALL KIT TO WETROOM</p> <p>DPM Tanking:Supply and install proprietary preformed flexible self adhesive waterproof membrane comprising 1mm rubbersided waterproof layer incorporating fabric mesh, completed with preformed internal corners, laid to floor sub-strata of wetroom or bathroom, apply primer, cut and lay membrane, dress up wall, joint with proprietary jointing compound, and tape joints, make good, leave ready to receive shower tray or flooring, and remove waste and debris. (bathroom free of all appliances)</p>	SM	52.77
421409	R	<p>DPM TANKING:RENEW KIT TO WETROOM</p> <p>DPM Tanking:Take up any type of existing flooring and membrane to wetroom or bathroom, clear off, and prepare subs-strata to receive and supply and install proprietary preformed flexible self adhesive waterprrof membrane comprising 1mm rubbersided waterproof layer incorporating fabric mesh, completed with preformed internal corners, apply primer, cut and lay membrane, dress up wall, joint with proprietary jointing compound, and tape joints, make good, leave ready to receive shower tray or flooring, and remove waste and debris. (bathroom free of all appliances)</p>	SM	56.94
		Silicone Sealant to Flooring		
433001	R	<p>SEALANT TO PERIMETER:RENEW TO FLOORING</p> <p>Sealant to Perimeter:Rake out existing and renew clear silicone sealant to perimert of existing vinyl tile or sheet flooring or upstands.</p>	LM	3.17

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ITEM	PRI	DESCRIPTION	UNIT	RATE
PAINTING AND DECORATING				
Preparation - External and Internal				
435119	R	SEALER:APPLY ONE COAT TO WALLS AND CEILINGS Sealer:Prepare and apply one coat of sealer stabilizer to walls or ceilings in accordance with manufacturers technical data sheet.	SM	6.71
435121	R	STAIN BLOCK:APPLY ONE COAT Stain Block:Apply one coat of stain block to plastered ceiling strictly in accordance with the manufacturers technical data sheet.	SM	9.27
Preparation - External Walls				
435301	R	WALLS:BRUSH AND WASH DOWN Walls:Brush or scrape and wire brush and wash down painted surfaces of walls to remove grime or soot or to remove flaking paint from walls.	SM	3.07
Sundry Redecoration				
442001	X	WALLS AND CEILINGS:APPLY MIST 2 COATS EMULSION Walls and Ceilings:Prepare and apply one mist coat and two full coats of emulsion paint to walls or ceilings to match existing including all joints to adjacent surfaces and finishes.	SM	7.86
Chemical DPC Wall Injection				
112001	R	WALL 225MM:CHEMICAL INJECTION EXTERNAL DPC Wall 225mm:Drill external wall and inject chemical damp proof course, make good holes, all as specified and remove waste and debris.	LM	193.15
112003	R	WALL 338MM:CHEMICAL INJECTION EXTERNAL DPC Wall 338mm:Drill external wall and inject chemical damp proof course, make good holes, all as specified and remove waste and debris.	LM	271.61
112005	R	WALL 450MM:CHEMICAL INJECTION EXTERNAL DPC Wall 450mm:Drill external wall and inject chemical damp proof course, make good holes, all as specified and remove waste and debris.	LM	369.64
112007	R	WALL 563MM:CHEMICAL INJECTION EXTERNAL DPC Wall 563mm:Drill external wall and inject chemical damp proof course, make good holes, all as specified and remove waste and debris.	LM	456.23
112009	R	WALL 113MM:CHEMICAL INJECTION INTERNAL DPC Wall 113mm:Drill internal wall and inject chemical damp proof course, make good holes, all as specified and remove waste and debris.	LM	112.21
112011	R	WALL 225MM:CHEMICAL INJECTION INTERNAL DPC Wall 225mm:Drill internal wall and inject chemical damp proof course, make good holes, all as specified and remove waste and debris.	LM	193.15
112013	R	WALL CAVITY:CHEMICAL INJECTION INTERNAL DPC Wall Cavity:Drill 113mm thick skin of internal wall, inject chemical damp proof course, make good holes, all as specified and remove waste and debris.	LM	112.21
112015	R	WALL 338MM:CHEMICAL INJECTION INTERNAL DPC Wall 338mm:Drill internal wall and inject chemical damp proof course, make good holes, all as specified and remove waste and debris.	LM	263.27

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ITEM	PRI	DESCRIPTION	UNIT	RATE
112018	R	WALL CAVITY:CHEMICAL INJECTION 2 SKINS DPC Wall Cavity:Drill both 113mm thick skins of hollow wall, make good holes, all as specified and remove waste and debris.	LM	234.42
Surveys				
112020	R	DWELLING:CHEMICAL DPC INJECTION SURVEY Dwelling:Undertake initial survey and report, mobilise to undertake chemical injection damp proof course treatment and provide 30 year insurance backed guarantee for chemical injection damp proof course treatment, demobilise, clear away all debris on completion to approved tip (to be ordered additional to damp proof course injection items).	IT	245.70
112022	R	DWELLING:ROT ERADICATION SURVEY Dwelling:Undertake initial survey and report, mobilise to undertake rot eradication treatment and provide 30 year insurance backed guarantee for rot eradication treatment, demobilise, clear away all debris on completion to approved tip.	IT	122.85
112024	R	DWELLING:DAMP SURVEY Dwelling:Undertake initial damp survey and provide report with recommendations and photographic evidence.	IT	87.75
112026	R	DWELLING:FUNGUS/INFESTATION ERADICATION SURVEY Dwelling:Undertake initial survey and report, mobilise to undertake fungal or beetle eradication treatment and provide 30 year insurance backed guarantee for rot eradication treatment, demobilise, clear away all debris on completion to approved tip.	IT	122.85
Irrigation of Walls				
113001	R	WALL:IRRIGATE WITH FUNGICIDE Wall:Drill holes as necessary and pressure inject with approved fungicidal solution all as specified and remove waste and debris.	SM	22.42
Wall or Partition Renewals				
301401	R	LARDER:REMOVE AND REFIX INSITU LARDER Larder:Remove, set aside, store and later refix built insitu, studded larder or storage unit in conjunction with specialist treatment, reinstate entire unit including make good any damage caused whilst dismantling and remove waste and debris.	IT	61.44
301403	R	WALL:RENEW NON LOAD PARTITION Wall:Renew any non structural partition with softwood studding faced both sides with skim coated 12.5m plasterboard and skirting, refix any fittings, make good to adjacent surfaces, all in conjunction with specialist treatment and remove waste and debris.	SM	125.48
Kitchen Units and Cupboard Works				
374001	R	WALL:REMOVE AND REFIX BASE UNIT IN ASSOCIATION Wall:Remove, set aside, store and later refix any kitchen base or larder or appliance unit, including worktop in conjunction with internal wall insulation works, supply and fix cover mouldings and apply white silicone sealant to worktop and remove waste and debris.	IT	29.48
374003	R	WALL:REMOVE REFIX SINK BASE UNIT IN ASSOCIATION Wall:Remove, set aside, store and later refix any sinktop and base unit in conjunction with specialist treatment works, adjust, extend pipe stubs	IT	41.12

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		including any new fittings, earthbond, connect, apply white silicone sealant to worktop and remove waste and debris.		
374005	R	WALL:REMOVE AND REFIX WORKTOP IN ASSOCIATION Wall:Remove, set aside and later refix any independent worktop with leg and or cleat supports including provide any new cleats, drill, plug, fix all supports and apply silicone sealant to worktop all in conjunction with specialist treatment works and remove waste and debris.	LM	21.52
Damp Proof Treatment Plasterwork				
411201	R	WALL:HACK OFF REPLASTER 1.0M BAND Wall:Hack off all plaster to minimum height of 1.00m above new floor level, after treatment works return and replaster ne 25mm thick with fair joint to existing plaster, all as specified and remove waste and debris.	SM	67.14
411203	R	WALL:HACK OFF RENDER AND SKIM 1.0M BAND Wall:Hack off all plaster to minimum height of 1.00m above new floor level, after damp treatment works return, apply 2 coat waterproof render and skim ne 25mm thick with fair joint to existing plaster as specified and remove waste and debris.	SM	77.85
411205	R	WALL:DUB OUT 25MM PRIOR REPLASTER Wall:Apply dubbing out coat ne 25mm thick prior to replastering wall, all as specified.	SM	25.79
411207	R	WALL:HACK OFF AND APPLY RENDER Wall:Hack off any type plaster or rendered finish and apply two coat waterproof cement render, finished to receive direct fixed dry lining (dry lining not included) and remove waste and debris.	SM	51.31
411209	R	WALL:HACK OFF AND APPLY NEW SKIM COAT Wall:Hack off degraded plaster finish coat and apply new plaster skim coat including fair joint to any existing plaster finish and remove waste and debris.	SM	14.11
411221	R	WALL:HACK OFF VERTICAL DPM PLASTERBOARD SKIM Wall:Hack off and remove all plaster to a minimum height of 1.00m above floor level, make good brickwork, treat surface of brickwork with approved materials in accordance with manufacturer's technical data sheet to remove mould and fungi, supply and install Permaseal 8 or other equal and approved vertical mesh waterproofing membrane installed in accordance with the manufacturer's technical data sheet fixed with Permaseal Brick Plugs with pre-fitted sealing washers, drill 10mm holes x 60mm deep in brickwork and screw plugs through membrane to wall with 5mm screws, supply cut and fit ne 12.5mm plasterboard to walls with plaster dot and dabs, including scrim joints and 3mm skim plaster, labours, make good, remove waste and debris	SM	73.40
Plumbing Works				
630801	R	WALL:REMOVE AND REFIX WASHBASIN IN ASSOCIATION Wall:Remove, set aside, store and later refix washbasin and any pedestal in conjunction with specialist treatment works, turn water off/on, disconnect and reconnect and provide new service valves if not already installed, adjust, extend pipe stubs, connect with new fittings, make good	IT	73.89

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		or fix new tile splashback, renew sealant, crossbond and make good all wall and floor finishes and remove waste and debris.		
640601	R	WALL:REMOVE AND REFIX WC SUITE IN ASSOCIATION Wall:Remove, set aside, store, later refix WC and cistern in conjunction with specialist treatment works, adjust, extend pipe stubs, and provide new service valve if not already installed connect with new fittings, cone and multikwik, adjust or refix wc seat, disconnect and reconnect pipework, replug wall, test and make good all wall and floor finishes and remove waste and debris.	IT	92.74
		Artex Removal		
		Removal of Artex Finishes		
415021	R	WALL:REMOVE ARTEX FINISHES Wall:Remove artex textured coating from walls, provide HSG 210 protection, including all making good and remove waste and debris.	SM	9.45
425003	R	CEILING:REMOVE ARTEX FINISH Ceiling:Remove artex textured coating from ceiling, provide HSG 210 protection, including all making good and remove waste and debris.	SM	12.23
425005	U	TEST:SAMPLE OF ARTEX Test:Collect sample of artex texture coating removed from ceiling or walls, arrange and test asbestos content, provide Client Representative with written report.	IT	12.29
		Specialist Treatments		
		Graffiti Removal - External Surfaces		
435501	U	SURFACES:REMOVE GRAFFITI RINSE DRY Surfaces:Clean existing graffiti covered surfaces with proprietary graffiti removal or paint stripper, apply a thorough high pressure hot water rinse to remove all traces of remover or stripper, paint, debris etc., and allow to dry.	SM	13.88
435511	R	SURFACES:APPLY ANTI-GRAFFITI PAINT Surfaces:Apply anti-graffiti paint strictly in accordance with the manufacturers technical data sheet to vulnerable external surfaces of brickwork, concrete and timber as directed.	SM	9.65
		Bituminous Emulsion Damp Proofing Solution - Ext		
438401	R	WALLS:PREPARE 2 COATS BITUMIN DAMP PROOF Walls:Brush down and prepare for and apply two coats of bituminous emulsion damp proofing solution general surfaces of walls.	SM	15.49
		Mastic Asphalt Tanking etc		
		Mastic Asphalt Tanking Damp Proof Membrane		
490001	R	TANKING:INSTALL ASPHALT DPM HORIZONTAL Tanking:Clean off horizontal surface of concrete, prime surface with bituminous emulsion or apply keying mix of cement, sand, slurry apply	SM	66.57

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		two coats of asphalt to BS 6925, tanking and damp proofing 20mm thick including all necessary internal angle fillets, make good and remove waste and debris.		
490003	R	TANKING:INSTALL ASPHALT DPM RAKE FOR KEY Tanking:Clean off vertical surface of concrete, prime surface with bituminous emulsion or apply keying mix of cement, sand, slurry apply two coats of asphalt to BS 6925, tanking and damp proofing 20mm thick including all necessary internal angle fillets, make good and remove waste and debris.	SM	90.48
490005	R	TANKING:INSTALL ASPHALT DPM VERTICAL Tanking:Rake out joints of brickwork to form key, brush surface of brickwork, prime with proprietary bitumen and rubber emulsion, apply two coats of asphalt to BS 6925, tanking and damp proofing 20mm thick including all necessary internal angle fillets, make good and remove waste and debris.	SM	93.97
Tanking Systems				
Proprietary Tanking System				
490101	R	TANKING:RENEW TO VERTICAL SURFACES NE 1SM Tanking:Renew asphalt tanking to vertical surfaces, wall ne 1.00sm including removing existing, renew including preparing surface and applying asphalt in 3 coats to vertical surfaces, make good, and remove waste and debris.	IT	133.03
490103	R	TANKING:RENEW TO VERTICAL SURFACES OVER 1SM Tanking:Renew asphalt tanking to vertical surfaces, wall exceeding 1.00sm including removing existing, renew including preparing surface and applying asphalt in 3 coats to vertical surfaces, make good, and remove waste and debris.	SM	99.68
490105	R	TANKING:RENEW TO HORIZONTAL SURFACES NE 1SM Tanking:Renew asphalt tanking to horizontal surfaces, wall ne 1.00sm including removing existing, renew including preparing surface and applying asphalt in 3 coats to horizontal surfaces, make good, and remove waste and debris.	IT	82.84
490107	R	TANKING:RENEW TO HORIZONTAL SURFACES OVER 1SM Tanking:Renew asphalt tanking to horizontal surfaces, wall exceeding 1.00sm including removing existing, renew including preparing surface and applying asphalt in 3 coats to horizontal surfaces, make good, and remove waste and debris.	SM	66.16
Mould Eradication				
Mould Treatment				
442501	R	SURFACES:APPLY BACTDET AND HALOPHEN Surfaces:Prepare, wash down with RLT Bactdet solution, fill in small holes, cracks etc. and apply one coat RLT Halophen solution to walls or ceilings in accordance with manufacturers technical data sheet and apply two coats of MGC MGC Biocheck matt or silk emulsion to walls and ceilings.	SM	30.18
442503	R	SURFACES:ADD MGC ADDITIVE Surfaces:Add sachet of MGC additive to paint or paste or wall tiling grout as specified (per sachet).	NO	10.44

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ITEM	PRI	DESCRIPTION	UNIT	RATE
442505	R	SURFACES:REDECORATE TREATMENT Surfaces:Prepare, wash down with RLT Bactdet solution, fill in small holes, cracks etc., apply one liberal coat of IDP by brush to any badly stained areas and apply RLT Halophen to walls or ceilings as specified and in accordance with manufacturers technical data sheet.	SM	26.34
442507	R	SURFACES:APPLY 2 COATS BIOCHECK Surfaces:Prepare and apply two coats of MGC MGC Biocheck matt or silk emulsion to walls or ceilings as specified and in accordance with manufacturers technical data sheet.	SM	12.98
442509	R	SURFACES:SEAL WITH HALOBOND Surfaces:Prepare, rub down and wash down surfaces and apply one coat of Halophane Bonding Solution walls and ceilings as specified and in accordance with manufacturers technical data sheet.	SM	7.03
442511	R	SURFACES:APPLY BACTDET TO EXISTING SURFACES Surfaces:Prepare, wash down existing surfaces of mould affected paper or plaster with RLT Bactdet solution to walls or ceilings in accordance with manufacturers technical data sheet.	SM	18.12
442513	R	SURFACES:APPLY BACTDET TO STRIPPED SURFACES Surfaces:Prepare, wash down stripped surfaces of plaster with RLT Bactdet solution to walls or ceilings in accordance with manufacturers technical data sheet.	SM	16.11
442515	R	SURFACES:APPLY HALOPHEN Surfaces:Prepare and apply one coat RLT Halophen solution to walls or ceilings in accordance with manufacturers technical data sheet.	SM	6.75
442517	R	WALLS:APPLY SEMPATAP Surfaces:Wash down surfaces of walls and fill in small holes, cracks etc., apply one coat of Sempatap primer to any loose paint or plaster, prepare and apply Sempatap to wall with Sempatap adhesive, cut around all sockets, switch plates, pipes, brackets and the like, fill open joints with Sempatap sealant, fix Sempatap external tape to external angles all in accordance with the manufacturers technical data sheet and leave ready for redecoration as specified and remove waste and debris.	SM	62.14
442521	R	MOULD:APPLY SPRAY AND CLEAN CARPETS Mould:Prepare surfaces and apply approved spray to carpets and remove mould infestation in accordance with manufacturers technical data sheet, complete treatment steam clean carpet.	SM	9.56
442523	R	MOULD:APPLY SPRAY AND CLEAN CURTAINS/FURNITURE Mould:Prepare surfaces and apply approved spray to curtains and other infected items of furniture and remove mould infestation in accordance with manufacturers technical data sheet, complete treatment, steam clean curtains and items of furniture.	IT	16.07
442525	R	MOULD:CLEAN APPLY FUNGICIDAL SEALANT TO WINDOWS Mould:Clean off external surfaces of UPVc or GRP double glazed windows, doors, doors frames and cills etc., and remove mould, using a clear mould spray, apply a second coat of an approved GRP cleaner and clean off, hack out and renew with approved fungicidal sealant around frames and cills.	LM	10.26
442527	R	MOULD:WASHDOWN AND CLEAN FROM PVCU WINDOW INT Mould:Clean off internal surfaces to UPVc or GRP double glazed windows, doors, door frames and cills etc., and remove mould, using a clear mould	SM	7.86

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		spray, apply a second coat of an approved GRP cleaner and clean off, use an approved glass cleaner to apply 3rd coat to glass and buff clear.		
442529	R	MOULD:WASHDOWN AND CLEAN FROM PVCU WINDOW EXT Mould:Clean off external surfaces to UPVc or GRP double glazed windows, doors, door frames and cills etc., and remove mould, using a clear mould spray, apply a second coat of an approved GRP cleaner and clean off, use an approved glass cleaner to apply 3rd coat to glass and buff clear.	SM	8.98
442531	R	MOULD:TREAT ROOM UP TO 20SM CEILING AREA Mould:Treat room up to 20sm ceiling area for mould including apply clear mould spray to UPVc or GRP double glazed windows, doors, door frames and cills etc., and remove mould, use an approved GRP cleaner to apply second coat and clean off window, doors, door frames and cill etc., use approved glass cleaner to apply 3rd coat to glass and buff clear, prepare and wash down wall and ceiling surfaces with Bactdet solution, fill in small holes, cracks etc. and apply one coat Halophen solution to walls or ceilings in accordance with manufacturers technical data sheet and apply two coats of MGC MGC Biocheck matt or silk emulsion to walls and ceilings.	IT	515.92
442533	R	MOULD:TREAT ROOM OVER 20SM CEILING AREA Mould:Treat room over 20sm ceiling area for mould including apply clear mould spray to UPVc or GRP double glazed windows, doors, door frames and cills etc., and remove mould, use an approved GRP cleaner to apply second coat and clean off window, doors, door frames and cill etc., use approved glass cleaner to apply 3rd coat to glass and buff clear. Wall and Ceiling Surfaces:Prepare, wash down with RLT Bactdet solution, fill in small holes, cracks etc. and apply one coat RLT Halophen solution to walls or ceilings in accordance with manufacturers technical data sheet and apply two coats of MGC MGC Biocheck matt or silk emulsion to walls and ceilings.	IT	948.44

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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ELECTRICAL

Testing

Testing - Occupied Property

895007	R	MINOR WORK CERTIFICATE:FOLLOWING ACCESSORY RENEWAL Minor Works Certificate:Provide minor Works certificate or other certified document approved by the CR, following the renewal of one or more on a like for like basis of sockets, switches, connection units, cooker outlets or control panels, ceiling roses and the like not associated with the renewal, installation or extension of a circuit already requiring the issue of a minor Works certificate or in respect of any Order requiring the issue of a certificate conforming to BS 7671, (this item can only be claimed once regardless of the number of accessories renewed within a dwelling, and cannot be claimed in conjunction with Items 895001, 895002, 895003, 896001 and 896003).	IT	14.11
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ITEM	PRI	DESCRIPTION	UNIT	RATE
SCAFFOLDING				
General Scaffolding				
241101	X	GENERAL SCAFFOLDING:PROVIDE NE 5.0M HIGH ANY GIRTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne 5.00m - any girth	SM	22.23
241103	X	GENERAL SCAFFOLDING:PROVIDE NE 7.5M HIGH ANY GIRTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne 7.50m - any girth	SM	23.52
241105	X	GENERAL SCAFFOLDING:PROVIDE NE 10.0M HIGH ANY GTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne 10.00m - any girth	SM	23.52
241107	X	GENERAL SCAFFOLDING:PROVIDE NE 12.5M HIGH ANY GTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne12.50m - any girth	SM	24.86
241109	X	GENERAL SCAFFOLDING:PROVIDE NE 15.0M HIGH ANY GTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne 15.00m - any girth	SM	24.86
241111	X	GENERAL SCAFFOLDING:PROVIDE NE 17.5M HIGH ANY GTH General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne 17.50m - any girth	SM	26.33
241113	X	GENERAL SCAFFOLDING:PROVIDE NE 20.0M HIGH ANY GTH	SM	27.20

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		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		
		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	IT	725.69

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		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.		
		Scaffold Towers - Aluminium		
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	IT	375.57

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		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.		
		Chimney Scaffolding		
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

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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