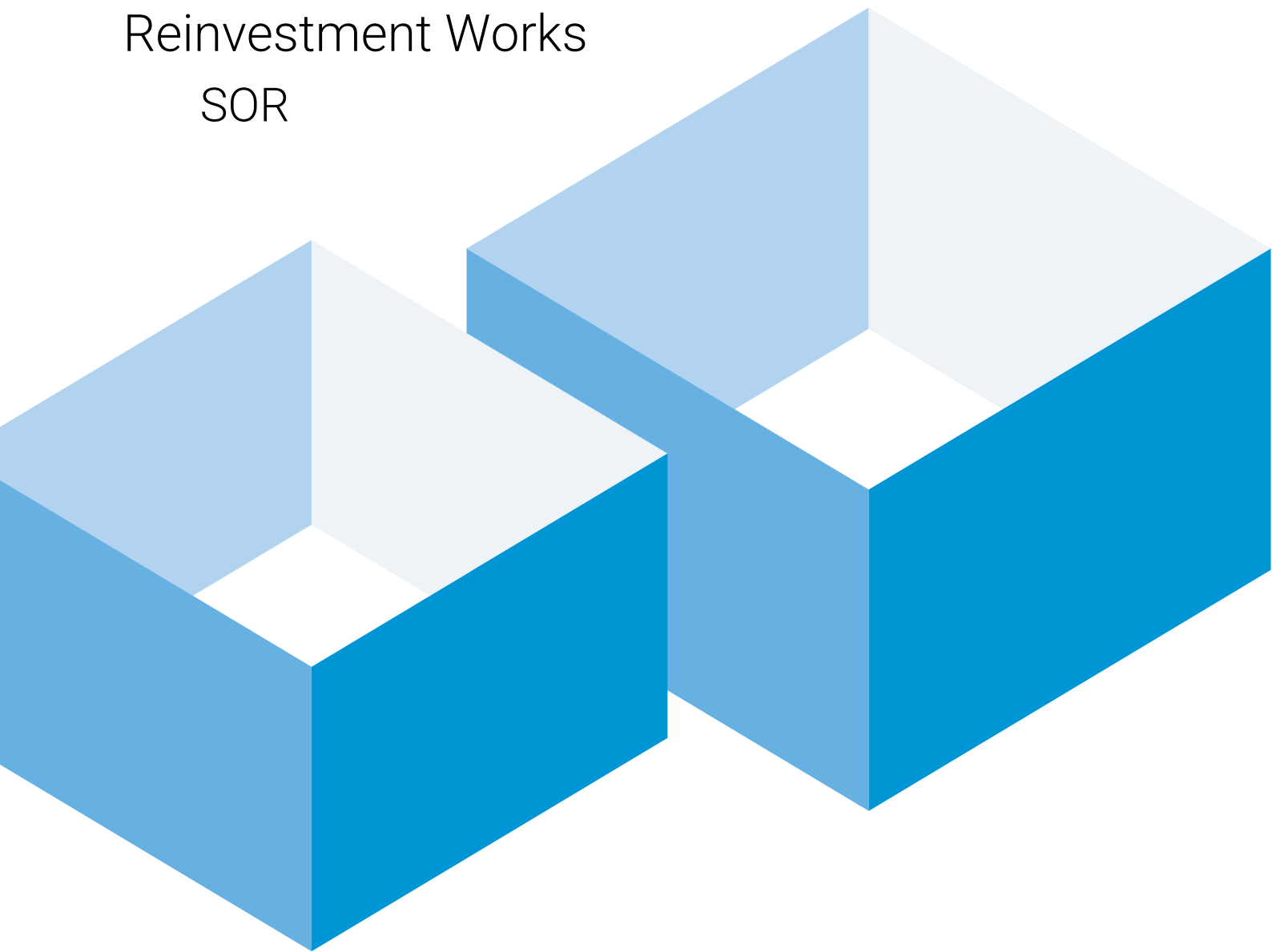




# M3NHF Schedule of Rates

VERSION 8

Planned Maintenance and Property  
Reinvestment Works  
SOR



**Your challenges  
expertly solved  
in partnership**

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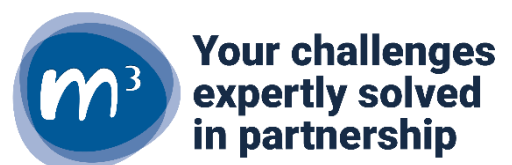
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Reinvestment Works

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**M3NHF SCHEDULE OF RATES: PLANNED MAINTENANCE AND PROPERTY REINVESTMENT WORKS –  
VERSION 8**

ITEM	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

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ITEM	DESCRIPTION	UNIT	RATE
HTR	Heater		
HW	Hardwood		
IEE	Institute of Electrical Engineers		
IET	Institution of Engineering and Technology		
IND	Indirect		
IT	Per Item i.e. comprising the whole of the works as detailed		
KG	Kilogram		
Kw	Kilowatts		
L	Layer(s)		
L&B	Ledged and braced		
LM/M	Linear metres		
LTR	Litres		
LV	Low voltage		
MCB	Miniature circuit breaker		
MDF	Medium density fibreboard		
MICC	Mineral insulated copper cable		
MM	Millimetres		
MS	Mild steel		
ne	not exceeding		
NICEIC	National Inspection Council for Electrical Installation Contracting		
NS	Natural stone		
OCC	Occupancy		
PCC/pcc	Precast concrete		
PM	Purpose Made		
PR	Pair		
PVC	Polyvinyl Chloride		
PVCU/PVCu	Unplasticised Polyvinyl Chloride		
RCD	Residual current device		
RS	Reconstructed stone		
SAA	Satin anodised aluminium		
SEC	Security		
SM	Square metres		
STD	Standard		
SW	Softwood		
T and E	Twin and earth		
T, G and V	Tongued, grooved and V jointed		
TV	Television		
UPVC	Unplasticised Polyvinyl Chloride		
V	Volts		
W	Watt		
WC/wc	Water closet		
WH	Wash hand		
WHB	Wash hand basin		
WK	Week		
WP/wp	Waterproofing		

## **M3NHF SCHEDULE OF RATES: PLANNED MAINTENANCE AND PROPERTY REINVESTMENT WORKS – VERSION 8**

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>RATE</b>
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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 alpha numeric code reference and a single character alpha priority code reference:

Example:

0011AA	KERB:RENEW 127X254MM PCC KERB Kerb:Renew precast concrete kerb, straight or curved by carefully taking up existing kerb and haunching, remove waste and debris, clean up concrete bed, supply and lay new 127x254mm precast concrete kerb and haunch to both sides including pointing, formwork and make good to existing finishes.	LM	36.67
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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;
- Specialist Treatments; and
- Scaffolding.

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

- 003 Each item in the Schedule of Rates represents the entire work content of the particular repair set out in the Schedule of Rates item. The Provider is deemed to have included for all ancillary items that are necessary to achieve the particular repair even though those items not specifically referred to in the Schedule of Rates item.
- 004 Descriptions in the Schedule of Rates may have minor inconsistencies in terminology between relative items and also between the three levels of Description for each item contained within the Contract Documents. This is due to the computer field size limitations and Order application of the Client's computer system. Where the context requires, minor omissions of text should not be taken to mean that work in connection with a particular repair and maintenance item in the Schedule of Rates can be left incomplete.

**M3NHF SCHEDULE OF RATES: PLANNED MAINTENANCE AND PROPERTY REINVESTMENT WORKS – VERSION 8**

ITEM	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:

<b>"approved", "directed" or "selected"</b>	means as approved, directed or selected by the Client Representative whose decision shall be final.
<b>"Code of Practice"</b>	means any code of recommended practice produced by a Statutory Authority or an industry recognised body (including the Construction Leadership Council);
<b>"ease"</b>	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;
<b>"fix", "install" or "lay"</b>	means supply and fix new Materials including all preparatory work;
<b>"make good"</b>	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;
<b>"patch"</b>	refers to a net area of under 1m <sup>2</sup> ;
<b>"overhaul"</b>	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.
<b>"remove"</b>	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;
<b>"renew"</b>	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";
<b>"repair"</b>	means carry out local remedial works to component features and finishes as found in the existing building, secure or refix, touch up/make good decorations as necessary and leave in a sound and neat condition. The replacement of components or parts of components and redecoration of adjacent surfaces is not included;

### M3NHF SCHEDULE OF RATES: PLANNED MAINTENANCE AND PROPERTY REINVESTMENT WORKS – VERSION 8

ITEM	DESCRIPTION	UNIT	RATE
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<b>"replace"</b>	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;
<b>"service"</b>	means to undertake the periodic service and inspection as recommended by the manufacturer including all testing, cleaning and provision and replacement of consumables
<b>"Standards"</b>	means the following: <ul style="list-style-type: none"> <li>• 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</li> <li>• the standards set out in any applicable Code of Practice;</li> </ul>
<b>"to match existing"</b>	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), underfelting, battens, renewal of flashings, soakers etc., and there are individual Schedule of Rates items covering these separate components. Where a complete repair/renewal is required such as a roof renewal then the cost chargeable will be based on the composite Schedule of Rate item(s) and not by adding together the individual Schedule of Rate items for each separate component part.
- 010 The selection of the Schedule of Rates codes to be used in the evaluation of any Works Order shall be at the sole and absolute decision of the Client Representative.
- 011 Floor area measurements and/or banding where stated in Schedule of Rates descriptions shall be deemed to be the "gross internal area" as calculated in accordance with the "RICS code of measuring practice" published by the Royal Institution of Chartered Surveyors.
- 012 Ceiling area measurements and/or banding where stated in Schedule of Rates descriptions shall be deemed to be the net measured area, including the area displaced by any wardrobes, cupboards, larders, store rooms and the like that cannot be walked into. Integral and/or adjoining walk-in wardrobes, cupboards, larders, store rooms and the like shall be treated as separate areas.
- 013 Works described in the Schedule of Rates and all Materials used in those Works must comply with all applicable Standards and Codes of Practice that are current at the time of their use. References in the Schedule of Rates to any Standards and Codes of Practice are to be construed as references to the latest version current at the time Works are undertaken. Where a specific Standard or a Code of Practice is referred to in the Schedule of Rates, this sets out the minimum acceptable standard of Materials or workmanship for the Schedule of Rates item and the Works.



## **M3NHF SCHEDULE OF RATES: PLANNED MAINTENANCE AND PROPERTY REINVESTMENT WORKS – VERSION 8**

<b>ITEM</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>RATE</b>
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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	DESCRIPTION	UNIT	RATE
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### RATE INCLUSIONS

#### Schedule of Rates Base Rates

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

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

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

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

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

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

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

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

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

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ITEM	DESCRIPTION	UNIT	RATE
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### MEASUREMENT RULES

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

- .1 For items in the Schedule of Rates which are measured (indicated in LM/SM/CM), the Client will reimburse the Provider for works on the following basis.  
  
The use of an item and the usage rate is less than 1 (one) the charge shall be as for 1 (one) whole. Where however, more than 1 (one) whole is used reimbursement shall be pro-rata the item schedule rate i.e. 1.27 LM, SM, or CM = 1.27 **to two decimal places**, (multiplied) by the unit schedule rate.
- .2 For Items in the Schedule of Rates where the Unit of Measure is per No. (Number) or IT (Item), then the charge shall be as for 1 (one) whole multiplied by the unit schedule rate.
- .3 For Items in the Schedule of Rates where the Unit of Measure is per HR (Hour) then the charge shall be to two decimal places, recorded to the nearest 15 minutes, irrespective of whether more or less than 1 (one) whole i.e. 0.50, 1.25 etc., multiplied by the unit schedule rate.
- .4 All quantities for Schedule of Rates items measured by LM or SM or CM must be measured as the nett length, area or volume as applicable, after deduction of all gaps, breaks, openings, voids and the like within the area or at the boundaries of the work measured regardless of size.
- .5 Where the same Schedule of Rates item may be specified in different locations and issued on the same Order for works within a dwelling, the quantity to be claimed against that Schedule of Rates item shall be aggregated to reflect the total quantity used in accordance with this measurement rule.

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

- .1 General and system scaffolding for Responsive Maintenance is designated in ranges of height. The height shall mean the vertical height measured from average scaffold base plate level to the upper surface of the top working platform. In the case of scaffolding with a top working platform at differing levels the average height shall be used. The scaffolding is measured the horizontal length along the face of the structure to which access is required.  
  
General scaffolding for Planned Maintenance is designated by whether single or multi lifts and by the period of time the scaffolding is to be in place from completion of erection until the Works for which the scaffolding has been erected are signed off by the Client's Representative as being satisfactorily completed. The height shall mean the vertical height measured from average scaffold base plate level to the upper surface of the top working platform. In the case of scaffolding with a top working platform at differing levels the average height shall be used. The scaffolding is measured the horizontal length along the face of the structure to which access is required.
- .2 Scaffold towers is itemised and designated by vertical height irrespective of plan dimensions. The height shall mean the vertical height measured from the tower base plates/wheels as appropriate to the upper surface of the top working platform. The items are deemed to include for providing towers of any suitable dimensions to suit access available.
- .3 Chimney scaffolding is itemised and designated by height above ground level, irrespective of the girth. The height shall mean the vertical height measured from ground level to the upper surface of the working platform.

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

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

- |    |  |
|----|--|
| .4 | Working platforms to general scaffolding are deemed to be four boards wide and shall be measured per linear metres of platform.                      |
| .5 | For any type of scaffolding the additional height above working platforms due to handrails, screens, gantries and the like is deemed to be included. |

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<b>ITEM</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>RATE</b>
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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 adapt 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 refixing radiators, refill the radiator and system including inhibitor, bleed, test and balance system.
  - .25 All pre-inspection visits or surveys to ascertain location of work, checking, measuring, location of and diagnosis of faults, scope, quantification and evaluation of Works to be undertaken etc.

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

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<b>ITEM</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>RATE</b>
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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.



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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):

- |     |  |  |  |
|-----|--|--|--|
| .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 rehanging or reinstatement of the same.  |  |  |
| .28 | All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally   |  |  |

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

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<b>FLOORING</b>			
<b>Flooring - Rigid Sheet - WPB Plywood</b>			
3051AA	FLOORING:RENEW IN 19MM PLYWOOD Flooring:Renew any flooring with 19mm WBP plywood including denail joists, remove waste and debris, punch in nails, level to existing and make good including additional noggins and support battens as required.	SM	54.51
3051AB	FLOORING:RENEW IN 6MM PLYWOOD Flooring:Renew any flooring with 6mm WBP plywood including denail joists, remove waste and debris, punch in nails, level to existing and make good including additional noggins and support battens as required.	SM	27.65
<b>Flooring - Rigid Sheet - Flooring Grade Chipboard</b>			
3053AA	FLOORING:RENEW IN 19MM CHIPBOARD Flooring:Renew any flooring with 19mm flooring grade V313 waterproof chipboard including denail joists, remove waste and debris, punch in nails, level to existing and make good including additional noggins and support battens as necessary.	SM	33.84
3053AB	FLOORING:RENEW IN INSULATED CHIPBOARD Flooring:Renew any flooring with flooring grade V313 waterproof insulating chipboard including denail joists, remove waste and debris, punch in nails and level to existing and make good including additional noggins and support battens necessary.	SM	43.27
3053BA	FLOORING:19MM CHIPBOARD IN ROOF SPACE Flooring:Overboard within roof space with 19mm flooring grade V313 waterproof chipboard including additional noggins and support battens as necessary.	SM	36.05
<b>Flooring - Rigid Sheet - Hardboard</b>			
3055AA	FLOORING:SUPPLY AND LAY 3.2MM HARDBOARD Flooring:Supply and lay 3.2mm flooring grade hardboard nailed to existing floorboard at 150mm centres with wired nails and level as necessary.	SM	10.44
3055AB	FLOORING:SUPPLY AND LAY 4MM HARDBOARD Flooring:Supply and lay 4mm flooring grade hardboard nailed to existing floorboard at 150mm centres with wired nails and level as necessary, remove waste and debris.	SM	11.03
<b>Flooring - Timber Board</b>			
3057AA	FLOORBOARD:RENEW ANY TYPE OVER 1.0SM Floorboard:Renew to match existing any flooring with 19mm tongued and grooved or square edged flooring in area over 1.00sm including denail joists, remove waste and debris, punch in nails, level to existing and make good including any extra support noggins required.	SM	52.19
3057AB	FLOORBOARD:RENEW SINGLE Floorboard:Renew to match existing any single isolated floorboarding with 19mm tongued and grooved or square edged flooring, including denail joists, remove waste and debris, punch in nails, level to existing and make good including any extra support noggins required.	LM	8.29
3057BA	FLOORBOARDS:REMOVE AND REFIX AREA Floorboard:Remove and later refix any area of boards, including denail joists, remove waste and debris, punch in nails, level to existing and make good	SM	19.20

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	including any extra support noggins required.		
3057BB	FLOORBOARD:REMOVE AND REFIX SINGLE BOARD Floorboard:Remove and later refix any boards, including denail joists and remove waste and debris, punch in nails, level to existing and make good including any extra support noggins required.	LM	4.73
3057CA	FLOORBOARD:SCREW DOWN PER ROOM Floorboard:Screw down any width loose floorboards in any room including providing fixing batten to side of joist where end of board is unsupported (Per Room).	IT	11.75
3057DA	FLOORING:PRESERVATIVE APPLY TWO COATS Flooring:Prepare and brush apply two coats of approved preservative to general surfaces of flooring.	SM	7.35
	<b>Wood Block Floors</b>		
3060AA	FLOORING:RENEW WOOD BLOCK Floor:Renew wood block floor in patches including take up existing and clear away. Lay new 25mm thick flooring with tongued and grooved joints fixed with adhesive and laid to herring bone pattern including make good at junction with existing finishes.	SM	119.10
	<b>Timber Treatment</b>		
	<b>Flooring Treatment</b>		
3058AA	FLOOR:TREAT FLOOR INSECTICIDE 5% RENEWAL Floor:Take up floor boards to facilitate joist renewals, and apply chemical insecticide treatment to all boards, joists and plates, on completion refix floorboards including up to 5% floorboard renewal, and remove waste and debris.	SM	36.33
3058BA	FLOOR:TREAT FLOOR INSECTICIDE 10% RENEWAL Floor:Take up any type floorboards and treat with insecticide all floorboards, joists, plates, bridging and other floor timbers, on completion refix floorboards including upto 10% floorboard renewal.	SM	38.67
3058CA	FLOOR:TREAT FLOOR PRESERVATIVE Floor:Remove any type of floorboards and treat with three full brush coats of preservative to BS 5707 Type F all floorboards, joists, plates, bridging and other floor timbers, on completion refix floorboards including over 10% floorboard renewal and remove waste and debris.	SM	52.26

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ITEM	DESCRIPTION	UNIT	RATE
<b>PLASTERWORK AND OTHER FINISHES</b>			
<b>Plasterwork, Rendering and Screeds</b>			
<b>Floor Screeds</b>			
4313AA	SCREED:HACK UP SCREED Screed:Hack up any thickness of floor screed and remove waste and debris.	SM	9.98
4313BA	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	28.45
4313BB	SCREED:LAY 50MM THICK SCREED Screed:Lay cement and sand floor screed ne 50mm 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	32.11
4313BC	SCREED:LAY 60MM THICK SCREED Screed:Lay cement and sand floor screed ne 60mm 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	35.78
4313CA	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	27.66
4313CB	SCREED:PROVIDE POLYSTYRENE INSULATION Screed:Provide and lay ne 50mm expanded polystyrene insulation before laying screed.	SM	11.93
4313DB	SCREED:LATEX SELF LEVEL Screed:Lay latex self levelling screed.	SM	16.28

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ITEM	DESCRIPTION	UNIT	RATE
<b>WALL AND FLOOR, TILE AND SHEET FINISHES</b>			
<b>Wall and Floor Finishes</b>			
<b>Flooring - Acrylic Resin Paving</b>			
4311AA	FLOORING:APPLY ACRYLIC RESIN FLOOR FINISH Flooring:Take up existing, prepare concrete substrate and supply and apply Flowcrete or equally approved acrylic resin floor finish system in accordance with manufacturers data sheet including all labours and remove waste and debris.	SM	141.27
<b>Floor Tiles - Quarry Tiles</b>			
4315AA	FLOOR TILES:RENEW QUARRY TILES Floor Tiles:Hack off quarry tiles, clear away, supply and lay new ne 152x152x17mm quarry tiles, on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	SM	121.92
4315AB	FLOOR TILES:RENEW QUARRY TILE IN PATCH Floor Tiles:Hack off quarry tiles, clear away, supply and lay new ne 152x152x17mm quarry floor tiles in patch ne 1.00sm on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	IT	117.05
4315BA	FLOOR TILES:NEW QUARRY TILES Floor Tiles:Supply and lay new ne 152x152x17mm quarry floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	SM	89.99
4315BB	FLOOR TILES:NEW QUARRY TILE IN PATCH Floor Tiles:Supply and lay new ne 152x152x17mm quarry floor tiles in patch ne 1.00sm on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	IT	84.67
4315CA	FLOOR TILES:REBED QUARRY TILES Floor Tiles:Take up loose quarry floor tile and set aside, clean off floor and tiles, refix tiles and grout in and remove waste and debris.	SM	72.84
4315CB	FLOOR TILES:REBED QUARRY PER TILE Floor Tiles:Take up loose quarry floor tile in patch ne 1.00sm and set aside, clean off floor and tile, refix tile and grout in and remove waste and debris (per tile).	NO	2.80
4317AA	TILE SKIRTING:RENEW QUARRY TILES Tile Skirting:Hack off quarry tile skirting, clear away, supply and lay new ne 152mm quarry tile skirting with rounded top and cove at bottom, on cement and sand backing, grout in tiles and all necessary cutting, angles and ends and remove waste and debris.	LM	49.98
4317AB	TILE SKIRTING:RENEW INDIVIDUAL QUARRY TILE Tile Skirting:Hack off quarry tile skirting, clear away, supply and lay new ne 152mm quarry tile skirting with rounded top edge and cove at bottom, on cement and sand backing, grout in tile and all necessary cutting, angles and ends, lengths ne 1.00m and remove waste and debris (per tile).	NO	9.97
4317BA	TILE SKIRTING:LAY NEW QUARRY TILES	LM	45.54

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	Tile Skirting:Supply and lay new ne 152mm quarry tile skirting with rounded top edge and cove at bottom, on cement and sand backing, grout in tiles and all necessary cutting, angles and ends and remove waste and debris.		
4317BB	TILE SKIRTING:LAY NEW INDIVIDUAL QUARRY TILE Tile Skirting:Supply and lay new ne 152mm quarry tile skirting with rounded top edge and cove at bottom, on cement and sand backing, grout in tiles and all necessary cutting, angles and ends, lengths ne 1.00m and remove waste and debris (per tile).	NO	9.08
4317CA	TILE SKIRTING:REBED QUARRY TILES Tile Skirting:Take off loose quarry tile skirting and set aside, clean tile and prepare backing, rebed tile in cement and sand grout in tile and remove waste and debris.	LM	24.75
4317CB	TILE SKIRTING:REBED INDIVIDUAL QUARRY TILE Tile Skirting:Take off loose quarry tile skirting and set aside, clean tile and prepare backing, rebed tile in cement and sand, grout in tile, in lengths ne 1.00m and remove waste and debris (per tile).	NO	6.35
4317CC	TILE SKIRTING:REMOVE QUARRY TILES Tile Skirting:Take off existing quarry tile skirting, make good all works disturbed and remove waste and debris.	LM	2.66
<b>Floor Tiles - Ceramic Tiles</b>			
4319AA	FLOOR TILES:RENEW CERAMIC TILES Floor Tiles:Hack off ceramic tiles, clear away, supply and lay new ne 300x300x12mm ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	SM	75.54
4319AB	FLOOR TILES:RENEW CERAMIC TILES IN PATCH Floor Tiles:Hack off ceramic tiles, clear away, supply and lay new ne 300x300x12mm ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	IT	80.33
4319BA	FLOOR TILES:NEW CERAMIC TILES Floor Tiles:Supply and lay new ne 300x300x12mm ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	SM	51.14
4319BB	FLOOR TILES:NEW CERAMIC TILES IN PATCH Floor Tiles:Supply and lay new ne 300x300x12mm ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	IT	47.07
4319CA	FLOOR TILES:REBED CERAMIC TILES Floor Tiles:Take up loose ceramic floor tiles and set aside, clean off floor and tiles, refix tiles and grout in and remove waste and debris.	SM	58.82
4319CB	FLOOR TILES:REBED CERAMIC TILES IN PATCH Floor Tiles:Take up loose ceramic floor tile to patch and set aside, clean off floor and tile, refix tile and grout in and remove waste and debris (per tile).	NO	1.65
<b>Floor Tiles -Non-slip Ceramic Tiles</b>			
4320AA	FLOOR TILES:RENEW NON-SLIP CERAMIC TILES IN PATCH Floor Tile:Hack off non-slip ceramic tiles, clear away, supply and lay new ne 300x300x12mm non-slip ceramic floor tiles in patch on and including cement	IT	82.44

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	and sand bed, grout in tiles and all necessary cutting and remove waste and debris.		
4320AB	FLOOR TILES:RENEW NON-SLIP CERAMIC TILES Floor Tiles:Hack off existing ceramic tiles, clear away, supply and lay new ne non-slip 300x300x12mm ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	SM	79.05
4320AC	FLOOR TILES:NEW NON-SLIP CERAMIC TILES IN PATCH Floor Tiles:Supply and lay new ne 300x300x12mm non-slip ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	IT	49.17
4320AD	FLOOR TILES:NEW NON-SLIP CERAMIC TILES Floor Tiles:Supply and lay new ne 300x300x12mm non-slip ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	SM	54.65
4320AE	FLOOR TILES:REBED NON-SLIP CERAMIC PATCH-PER TILE Floor Tiles:Take up loose non-slip ceramic floor tile to patch and set aside, clean off floor and tile, refix tile and grout in and remove waste and debris (per tile).	NO	1.65
4320AF	FLOOR TILES:REBED NON-SLIP CERAMIC TILES Floor Tiles:Take up loose non-slip ceramic floor tiles and set aside, clean off floor and tiles, refix tiles and grout in and remove waste and debris.	SM	58.82
	<b>Floor Tiling - Re-grouting</b>		
4322AA	FLOOR TILES:RAKE OUT AND REGROUT  Floor Tiles:Rake out and regrout quarry or ceramic floor tiling and remove waste and debris.	SM	13.65
	<b>Floor Tiles - Quarry and Ceramic Tiling Sundries</b>		
4322AB	FLOOR TILES:HACK UP CERAMIC/QUARRY TILES Floor Tiles:Hack off quarry or ceramic floor tiles, including make good bed under, prepare surface for alternative finish and remove waste and debris.	SM	10.16
	<b>Floor Tiles - Vinyl</b>		
4323AA	FLOOR TILES:HACK UP VINYL TILES Floor Tiles:Hack off any numbers of layers of vinyl floor tiles, including make good bed under and remove waste and debris.	SM	7.95
4323BA	FLOOR TILES:RENEW VINYL TILES Floor Tiles:Hack off vinyl floor tiles, supply and lay new ne 300x300x2.00mm vinyl tiles with adhesive including latex self levelling screed as necessary, all necessary cutting of tiles and clean off, silicone sealing to perimeter and remove waste and debris.	SM	28.87
4323BB	FLOOR TILES:RENEW VINYL TILES AND SUB-BASE Floor Tiles:Hack off vinyl floor tiles, supply and lay new ne 300x300x2.00mm vinyl floor tiles with adhesive to and including supply and lay approved hardboard or plywood sheet sub-base including all cutting, labours and clean off, silicone sealant to perimeter and remove waste and debris.	SM	52.08
4323CA	FLOOR TILES:LAY NEW VINYL TILES	SM	24.44

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	Floor Tiles:Supply and lay new ne 300x300x2.00mm vinyl floor tiles with adhesive including latex self levelling screed as necessary, all necessary cutting of tiles and clean off, silicone sealing to perimeter and remove waste and debris.		
4323CB	FLOOR TILES:LAY NEW VINYL TILES AND SUB-BASE Floor Tiles:Supply and lay new ne 300x300x2.00mm vinyl floor tiles with adhesive to and including approved hardboard or plywood sheet sub-base including all cutting, labours and clean off, silicone sealing to perimeter and remove waste and debris.	SM	39.32
4323DA	FLOOR TILES:REFIX VINYL TILES Floor Tiles:Take up existing loose vinyl floor tiles, set aside, clean off tiles and bed and refix tiles with adhesive latex self levelling screed as necessary, all necessary cutting of tiles and clean off, silicone sealing to perimeter and remove waste and debris.	SM	21.62
4323DB	FLOOR TILES:REFIX INDIVIDUAL VINYL TILE Floor Tile:Take up existing loose vinyl floor tiles in patch and set aside, clean off tiles and bed and refix tiles with adhesive, latex self levelling screed as necessary, all necessary cutting of tiles and clean off, silicone sealing to perimeter (per tile) and remove waste and debris.	NO	2.37
	<b>Sheet Flooring</b>		
4325AC	SHEET FLOORING:HACK UP Sheet Flooring:Hack off any numbers of layers of sheet flooring or vinyl tiles, including make good bed under and remove waste and debris.	SM	5.32
4325AA	SHEET FLOORING:RENEW VINYL Sheet Flooring:Take up any covering, clear away, supply and lay minimum 2.0mm felt backed vinyl sheet flooring to general areas including to stair treads and risers with adhesive to cement and sand screed including latex self levelling screed as necessary, or to existing hardboard or plywood sub-base including all necessary cutting, all labours and clean off, silicone sealant to perimeter and remove waste and debris.	SM	37.41
4325AB	SHEET FLOORING:RENEW VINYL AND SUB-BASE Sheet Flooring:Take up any covering, clear away, supply and lay minimum 2.0mm felt backed vinyl sheet flooring to general areas including to stair treads and risers with adhesive to and including supply and lay approved hardboard or plywood sheet sub-base, all necessary cutting, all labours and clean off, silicone sealant to perimeter and remove waste and debris.	SM	58.40
4325BA	SHEET FLOORING:LAY NEW VINYL Sheet Flooring:Supply and lay minimum 2.0mm felt backed vinyl sheet flooring to general areas including to stair treads and risers with adhesive to cement and sand screed including latex self levelling screed as necessary, or to existing hardboard or plywood sub-base including all necessary cutting, all labours and clean off, silicone sealant to perimeter and remove waste and debris.	SM	32.97
4325BB	SHEET FLOORING:LAY NEW VINYL AND SUB-BASE Sheet Flooring:Supply and lay minimum 2.0mm felt backed vinyl sheet flooring to general areas including to stair treads and risers with adhesive to and including supply and lay approved hardboard or plywood sheet sub-base including all necessary cutting, all labours and clean off, silicone sealant to perimeter and remove waste and debris.	SM	53.97
4325CA	SHEET FLOORING:REFIX FLOORING	SM	11.63



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	Sheet Flooring:Take up any type of existing loose sheet flooring, clean off flooring to general areas including to stair treads and risers and bed under and refix flooring with adhesive including latex self levelling screed as necessary, or to existing hardboard or plywood sub-base including all necessary cutting, all labours and clean off, silicone sealant to perimeter, and remove waste and debris and remove waste and debris.		
	<b>Proprietary Safety Flooring</b>		
4326AA	SHEET FLOORING:RENEW POLYSAFE Sheet Flooring:Take up any covering, clear away, supply and lay Polysafe or equal approved safety flooring to general areas with adhesive to cement and sand screed including latex self levelling screed as necessary or to existing hardboard or plywood sub-base including all necessary cutting, all labours, upstands, silicone sealant to perimeters and clean off and remove waste and debris.	SM	36.31
4326AB	SHEET FLOORING:RENEW POLYSAFE AND SUB-BASE Sheet Flooring:Take up any covering, clear away, supply and lay Polysafe or equal approved safety flooring to general areas with adhesive to and including supply and lay approved hardboard or plywood sheet sub-base, including all necessary cutting, all labours, upstands, silicone sealant to perimeters and clean off and remove waste and debris.	SM	57.30
4326BA	SHEET FLOORING:LAY NEW POLYSAFE Sheet Flooring:Supply and lay Polysafe or equal approved safety flooring to general areas with adhesive to cement and sand screed including latex levelling screed as necessary or to existing hardboard or plywood sub-base including all necessary cutting, all labours, upstands, silicone sealant to perimeters and clean off and remove waste and debris.	SM	31.87
4326BB	SHEET FLOORING:LAY NEW POLYSAFE AND SUB-BASE Sheet Flooring:Supply and lay approved proprietary safety flooring to general areas including to stair treads and risers with adhesive to and including supply and lay approved hardboard or plywood sheet sub-base, including all necessary cutting, all labours, upstands, silicone sealant at perimeters and clean off and remove waste and debris.	SM	52.87
4326CA	SHEET FLOORING:RENEW POLYSAFE TO STAIRCASE Sheet Flooring:Take up any covering, clear away, supply and lay approved proprietary safety flooring with adhesive to cement and sand screed including latex self levelling screed as necessary or concrete treads, risers and landings of staircase including all necessary cutting, all labours, upstands, silicone sealant at perimeters and clean off and remove waste and debris.	SM	46.64
4326CC	SHEET FLOORING:LAY NEW POLYSAFE TO STAIRCASE Sheet Flooring:Supply and lay approved proprietary safety flooring with adhesive to cement and sand screed including latex self levelling screed as necessary or concrete treads, risers and landings of staircase including all necessary cutting, all labours, upstands, silicone sealant at perimeters and clean off and remove waste and debris.	SM	39.99
4326AC	SHEET FLOORING:REFIX POLYSAFE Sheet Flooring:Take up any type of existing loose proprietary non-slip sheet flooring, clean off flooring and bed under and refix flooring with adhesive including latex self levelling screed as necessary including all necessary cutting, all labours, upstands, silicone sealant at perimeters and clean off and remove waste and debris.	SM	11.99

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<b>Proprietary Non Slip Flooring</b>			
4326CB	SHEET FLOORING:RENEW NON-SLIP AND SUB-BASE Sheet Flooring:Take up any covering, clear away, supply and lay any type of approved non-slip vinyl sheet flooring with adhesive to and including supply and lay approved hardboard or plywood sheet sub-base, including all necessary cutting, all labours, upstands and clean off, clear silicone sealant jointing at all perimeters and remove waste and debris.	SM	46.75
4326CE	SHEET FLOORING:LAY NEW NON-SLIP AND SUB-BASE Sheet Flooring:Supply and lay any type of approved non-slip vinyl sheet flooring with adhesive to and including supply and lay approved hardboard or plywood sheet sub-base including all necessary cutting, all labours, upstands and clean off, clear silicone sealant jointing at all perimeters and remove waste and debris.	SM	43.65
4326CF	SHEET FLOORING:LAY NEW NON-SLIP Sheet Flooring:Supply and lay any type of approved non-slip vinyl sheet flooring with adhesive to cement and sand screed including latex self levelling screed as necessary, including all necessary cutting, all labours, upstands and clean off, clear silicone sealant jointing at all perimeters and remove waste and debris.	SM	33.34
4326CG	SHEET FLOORING:LAY NEW NON-SLIP TO STAIRCASE Sheet Flooring:Supply and lay any type of approved non-slip vinyl sheet flooring with adhesive to cement and sand screed including latex self levelling screed as necessary or concrete treads, risers and landings of staircase including all necessary cutting, all labours, upstands and clean off, clear silicone sealant jointing at all perimeters and remove waste and debris.	SM	39.99
<b>Non-Slip Flooring to Wet Rooms</b>			
4326DA	WET ROOM:RENEW NON-SLIP SHEET FLOORING +SUB-BASE Wet Room:Take up any covering, clear away, supply and lay any type of approved non-slip vinyl sheet safety flooring with adhesive to and including supply and lay approved sheet sub base, including all necessary skirtings and formers, cutting, and cutting and sealing to outfalls, all labours, upstands and clean off, clear silicone sealant jointing at all perimeters, and remove waste and debris.	SM	54.41
4326DB	WET ROOM:LAY NEW NON-SLIP SHEET FLOORING +SUB-BASE Wet Room:Supply and lay any type of approved non-slip vinyl sheet safety flooring with adhesive to and including supply and lay approved sheet sub base including all necessary skirtings and formers, cutting and sealing to outfalls, all labours, upstands and clean off, clear silicone sealant jointing at all perimeters, and remove waste and debris.	SM	51.30
<b>Contract Grade Carpeting</b>			
4328AA	CARPET:RENEW TO COMMUNAL AREAS Carpet:Renew tight woven heavy contract grade carpet to communal areas, take up existing and dispose to tip, prepare sub-base including latex self levelling screed as necessary, secure all edges with gripper or proprietary adhesive tape, cut and fit around pipes, into alcoves, door openings and the like including all necessary door strips etc. and remove waste and debris.	SM	21.00
4328AB	CARPET:RENEW TO COMMUNAL AREAS UNDERLAY Carpet:Renew tight woven heavy contract grade carpet to communal areas, take up existing and dispose to tip, prepare sub-base including latex self levelling screed as necessary, lay underlay secure all edges with gripper or	SM	27.00

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	proprietary adhesive tape, cut and fit around pipes, into alcoves, door openings and the like including all necessary door strips etc. and remove waste and debris.		
4328AC	CARPET:RENEW TO DOMESTIC AREAS Carpet:Renew tight woven medium contract grade carpet to domestic areas, take up existing and dispose to tip, prepare sub-base including latex self levelling screed as necessary, lay underlay secure all edges with gripper or proprietary adhesive tape, cut and fit around pipes, into alcoves, door openings and the like including all necessary door strips etc. and remove waste and debris.	SM	23.50
	<b>Carpet Tiling</b>		
4328BA	CARPET:RENEW INDIVIDUAL CARPET TILES Carpet:Renew individual tight woven heavy contract grade carpet tile take up existing and dispose to tip, prepare sub-base, and lay carpet tile, including cut and fit around pipes, into alcoves, door openings and the like including all necessary door strips etc., and remove waste and debris.	NO	9.95
4328BB	CARPET:RENEW PATCH OF CARPET TILES NE 2SM Carpet:Renew patch of tight woven heavy contract grade carpet tiles, ne 2.00 sm, take up existing and dispose to tip, prepare sub-base, and lay carpet tiles, including cut and fit around pipes, into alcoves, door openings and the like including all necessary door strips etc., and remove waste and debris.	IT	74.41
4328BC	CARPET:RENEW CARPET TILES Carpet:Renew or supply and fit new tight woven heavy contract grade carpet tile flooring, take up existing and dispose to tip, prepare sub-base, and lay carpet tiles, including cut and fit around pipes, into alcoves, door openings and the like including all necessary door strips etc., and remove waste and debris.	SM	44.88
4328BD	CARPET:RELAY INDIVIDUAL CARPET TILES Carpet:Relay individual tight woven heavy contract grade carpet tile take up existing and dispose to tip, prepare sub-base and relay carpet tile, including cut and fit around pipes, into alcoves, door openings and the like including all necessary door strips etc., and remove waste and debris.	NO	6.21
4328BE	CARPET:RELAY PATCH OF CARPET TILES NE 2SM Carpet:Relay patch of tight woven heavy contract grade carpet tiles, ne 2.00 sm, take up existing and dispose to tip, prepare sub-base and relay carpet tiles, including cut and fit around pipes, into alcoves, door openings and the like including all necessary door strips etc., and remove waste and debris.	IT	24.39
4328CA	CARPET:RELAY CARPET TILES Carpet:Relay tight woven heavy contract grade carpet tile flooring, take up existing and set aside, prepare sub-base, and relay carpet tiles, including cut and fit around pipes, into alcoves, door openings and the like including all necessary door strips etc., and remove waste and debris.	SM	11.53
	<b>Door Strips</b>		
4328DA	CARPET:RENEW METAL DOOR STRIP - PROPRIETARY Carpet:Renew or supply and fix new proprietary metal door strip to carpet across door openings and the like, including plugging.	LM	9.76
4328DB	CARPET:REFIX METAL DOOR STRIP - PROPRIETARY Carpet:Remove and refix metal door strip to carpet across door openings and the like, including plugging.	LM	4.44

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<b>Division Strips</b>			
4331AA	DIVISION STRIP:PROVIDE ALUMINIUM Division Strip:Provide and bed into flooring aluminium division strip.	LM	15.25
<b>Floor Plates</b>			
4328EA	FLOOR PLATE:RENEW POLISHED 350X350MM ALUMINIUM Floor Plate:Renew or supply and fix new 350x350mm polished aluminium floor plate to conceal redundant electrical outlet, including plugging.	NO	31.11
4328EB	FLOOR PLATE:REFIX 350X350MM ALUMINIUM Floor Plate:Remove and refix 350x350mm polished aluminium floor plate to conceal redundant electrical outlet, including plugging.	NO	9.46
<b>Nosings</b>			
4329AA	NOSING:RENEW ALLOY NOSING TO STEP Nosing:Renew any size or type of proprietary alloy nosing to step including drilling and plugging as necessary and remove waste and debris.	NO	41.66
4329BA	NOSING:SUPPLY AND FIX NOSING TO STEP Nosing:Supply and fix any size or type of proprietary alloy nosing to step including all necessary drilling and plugging and remove waste and debris.	NO	37.22
4329CA	NOSING:REFIX TO STEP Nosing:Take off and refix any size or type of nosing to step including drilling and plugging as necessary.	NO	14.77
4329CB	NOSING:RENEW PVCU NOSING TO STEP Nosing:Renew any size or type of proprietary PVCu nosing to step including drilling and plugging as necessary and remove waste and debris.	NO	32.31
4329DA	NOSING:RENEW HI VIS NON SLIP TYPE Nosing:Renew any size or type of proprietary high visibility non-slip fibreglass nosing, remove existing, including drilling and plugging as necessary and remove waste and debris.	NO	38.79
4329DB	NOSING:INSTALL HI VIS NON SLIP TYPE Nosing:Supply and fix any size or type of proprietary high visibility non-slip nosing, including drilling and plugging as necessary and remove waste and debris.	NO	34.65
4329EA	STAIRCASE:HIGHLIGHT EDGE HI-VIS PAINT Staircase:Prepare, rub down, wash down, surfaces, fix masking tape and apply two coats of high visibility grip paint to highlight edge of step, remove masking tape, make good, remove waste and debris.	NO	15.53
4330AA	Silicone Sealant to Flooring SEALANT TO PERIMETER:RENEW TO FLOORING Sealant to Perimeter:Rake out existing and renew clear silicone sealant to perimert of existing vinyl tile or sheet flooring or upstands.	LM	2.60
<b>Laminate Flooring</b>			
4330BA	LAMINATE FLOORING:TAKE UP AND MAKE GOOD Laminate Flooring:Take up existing laminate flooring, including make good bed under, prepare surface for alternative finish, including laying latex self levelling screed and remove waste and debris.	SM	24.22

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<b>ITEM</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>RATE</b>
4330BB	LAMINATE FLOORING:LAY NEW WITH SUB-BASE Laminate Flooring:Supply and lay new ne 8mm laminate flooring on any type of base, including preparation of surface, insulating fibreboard, foam underlay, all cover trims and remove waste and debris.	SM	44.31
4330BC	LAMINATE FLOORING:RENEW WITH SUB-BASE Laminate Flooring:Take up existing flooring and sub-base, prepare surface and lay new ne 8mm laminate flooring on any type of base, including insulating fibreboard, foam underlay, all cover trims and remove waste and debris.	SM	48.74
4330BD	LAMINATE FLOORING:INSTALL THRESHOLD TRIM Laminate Flooring:Supply and fix threshold trim to match laminate floor decor, including trim to length and remove waste and debris.	LM	24.32