



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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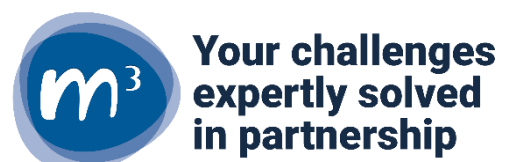
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Void Property Works

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

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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GENERAL RULES

Schedule of Rates Descriptions

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

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

Example:

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

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

The single character priority code references are as follows:

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

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

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

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

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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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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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ITEM	PRI	DESCRIPTION	UNIT	RATE
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1.2 Additions and deletions from the Schedule of Rates

- 1.2.1 The Client's Representative may delete items from the Schedule of Rates where the Client's Representative considers appropriate. No payment is to be made to the Provider as a result of such items being deleted.
- 1.2.2 The Client's Representative may require the inclusion of additional items within the Schedule of Rates. The Client will identify such items. The Client's Representative will either pre-price them or request a price from the Provider for the approval of the Client's Representative and inclusion in the Schedule of Rates.
- 1.2.3 Any additional items are to be priced on a comparable basis with existing items in the Schedule of Rates.
- 1.2.4 The Client's Representative's decision on the Rates for additional items will be final.

Note:

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

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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MEASUREMENT RULES

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

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

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

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

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

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

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

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

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

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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Scaffolding

Scaffolding Rates Deemed to Include

- A. Rates for scaffolding are deemed to additionally include as appropriate for the following:
- .1 Basing out, preparing and levelling of ground, provision of additional support, base plates, spreaders and the like as necessary.
 - .2 Protection of the structure fabric, finishings, roof coverings and the like.
 - .3 Provision of all requisite tubes and fittings of every description, delivery, handling and removal.
 - .4 Erecting, supporting, maintaining, adapting and dismantling as required.
 - .5 Bridging across structures and all other obstructions where necessary.
 - .6 Removal, temporary storage/resiting, protection and subsequent reinstatement as required of all TV, radio and telecommunication aerials, satellite dishes and the like.
 - .7 Fans, gantries, hoardings, sheeting and double boarding of working platforms to afford protection around/over entrances, paths, rights of way and other forms of access or thoroughfare.
 - .8 Working platforms to towers and chimney scaffolding.
 - .9 Toe boards, guard-rails, handrails, safe ladder access, ladders, brickguards, elevational debris netting/sheeting, warning signs, taping and the like.
 - .10 Ancillary plant and equipment such as tower feet/wheels, out-riggers, cross bracing, gin wheels, ropes and the like.
 - .11 Lighting and/or alarming where deemed necessary or appropriate and/or as specifically directed by the Client Representative.
 - .12 Protection against lighting strike.
 - .13 Fixed handholds and physical ties to the structure where necessary, subsequent removal and making good.
 - .14 Provision of certified structural design calculations and erection certificates to the Client Representative where required under the Contract.
 - .15 Reinstatement of ground and making good any damaged surfacing and/or paving's if necessary.
 - .16 Compliance with all Regulatory Requirements including provision of all associated licences, permits and the like and the payment of all related fees and charges.
 - .17 Additional lifts of scaffolding, working platforms, handrails, ladders, other access provisions and the like necessitated by structure/roof design, for example changes in roof pitches at mansards and anything similar.

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

Excavation and Earthwork

Excavation and Earthwork Rates Deemed to Include

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

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ITEM	PRI	DESCRIPTION	UNIT	RATE
.1		Clearing all site vegetation (including where overgrown), grubbing up roots, lifting turf for preservation, storing, maintaining and subsequently preparing/cultivating ground, relaying and watering and application of weedkiller.		
.2		Herbicides, cleaning chemicals and the like		
.3		Grubbing up vegetation including any hedging and all roots, uncharted drains and services, etc., that may be encountered.		
.4		Working in or next to existing buildings.		
.5		Working next to public footpaths, roads and the like.		
.6		Working next to or around existing services, maintaining and protecting as required.		
.7		Levelling and compacting formation including filling soft spots with hardcore, backfilling and compacting selected material and disposal of all surplus excavated material from site.		
.8		Excavating by hand or mechanical means in any kind of material (including hardcore, running silt and running sand). No additional cost will be entertained if it is found that the proposed method is impractical.		
.9		Multiple handling of excavated material.		
.10		Breaking up any material encountered including concrete, brickwork, masonry, bitumen macadam, stonework, rock or any like hard material.		
.11		Earthwork support including everything necessary to uphold the sides of the excavations.		
.12		Allowances for working space as necessary to accommodate formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.		
.13		Blinding surfaces of hardcore beds and filling to excavations with approved fine material.		
.14		Disposal of ground and surface water, including by pumping if necessary.		
.15		Temporary barriers, warning signs and the like, watching and lighting.		
.16		Cutting any type of grass		
.17		Laying paving to falls, crossfall, dishing to gullies, all cutting at perimeter and within areas, rebedding existing manholes covers and frames, stopcock boxes etc.		
.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.

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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Demolition

Demolition Rates Deemed to Include

- A. Rates for demolition are deemed to additionally include as appropriate for the following:
- .1 Adequate strutting, propping and other protection to maintain stability of adjacent structures or parts of structures both during and after completion of demolition works.
 - .2 Cutting and fixing ends of lintels.
 - .3 Labours, mortices and inserts on precast concrete components.
 - .4 Bonding brickwork to new or existing brickwork/masonry.
 - .5 Retaining insulation in cavities of hollow walls.
 - .6 Removal of all insitu and applied finishings in conjunction with the taking down of all structural and non-structural walls, partitions and the like.
 - .7 Demolishing piers and the like within the running length.
 - .8 Holes, chases, mortices and the like
 - .9 Removal of all timbers, fixtures and fittings including stripping out all associated cleats, bearers and fillets and withdrawing all plugs, all denailing and all subsequent making good to finishes disturbed.
 - .10 Watering to prevent nuisance by dust.
 - .11 Cutting out, cutting back and plugging off as appropriate any redundant piping, tubing, conduit, wires, bars etc., encountered during any demolition works.
 - .12 Extending finishings, decorations, skirtings, picture rails, cornices and the like into or over newly formed or infilled openings.
 - .13 Draining down and subsequent refilling of any heating or water services necessary in conjunction with demolition works being undertaken.
 - .14 Disconnecting all mechanical and electrical services (including earth bonding) and temporary diverting and reconnecting of same or capping off at a suitable location to leave the existing installations in a safe working order.
 - .15 Giving the required notices to Local Authorities, gas water or electricity companies and complying with any specific instruction from them.
 - .16 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

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

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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Fencing and Gates

Fencing and Gates Rates Deemed to Include

- A. Rates for fencing and gates are deemed to additionally include as appropriate for the following:
- .1 Clearing all site vegetation (including where overgrown),,, grubbing up roots, lifting turf for preservation, storing, maintaining and subsequently preparing/cultivating ground, relaying and watering and application of weedkiller.
 - .2 Grubbing up vegetation, roots, uncharted drains and services, etc., that may be encountered.
 - .3 Removal of gates with removal of fences
 - .4 Working next to existing buildings.
 - .5 Working next to public footpaths, roads and the like.
 - .6 Working next to or around existing services, maintaining and protecting as required.
 - .7 Levelling, compacting, grading and shaping formation level, backfilling and compacting selected material and disposal of all surplus excavated material from site.
 - .8 Excavating by hand or mechanical means in any kind of material (including hardcore, running silt and running sand), no additional cost will be entertained if it is found that the proposed method is impractical.
 - .9 Multiple handling of excavated material.
 - .10 Breaking up any material encountered including concrete, brickwork, masonry, stonework, bitumen macadam rock or any like hard material.
 - .11 Earthwork support including everything necessary to uphold the sides of the excavations.
 - .12 Allowances for working space as necessary to accommodate formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.
 - .13 Alterations as may be necessary to existing fencing, hedges, shrubs, trees and the like to accommodate work.
 - .14 Removing and refixing wire, boards and the like when replacing posts
 - .15 Disposal of ground and surface water, including by pumping if necessary.
 - .16 Excavation, concrete, backfilling etc of all post holes in any materials.
 - .17 Setting out and alignment of all fencing including curved, stepped and/or sloping fencing.
 - .18 Joining/jointing new sections of fencing to existing and abutments with structure.
 - .19 All necessary cutting of boards, posts and the like.
 - .20 Temporary supports.
 - .21 Using pressure impregnated timber.
 - .22 Applied preservative treatment coatings as finishing.

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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Fencing and Gates Rates Deemed to Include (cont'd)

- A. Rates for fencing and gates are deemed to additionally include as appropriate for the following (Cont'd):
- .23 Framing together timber gates with mortice and tenon joints.
 - .24 All labour, materials, fixing or hanging, glue, nails, screws, plugs, and everything necessary for the proper completion of the works.
 - .25 Fixing with nails unless otherwise instructed.
 - .26 Framing up, welding, drilling, bolts, nuts and fabrication and fixing of metal gates.
 - .27 End posts, corner posts, gate posts, straining posts and the like.
 - .28 Eye bolts, straining bolts, ratchets and the like.
 - .29 Any type of top to boards (round top, square top and the like).
 - .30 Any background for ironmongery fixing
 - .31 Decoration to match existing site pattern
 - .32 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally.

The 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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Drainage

Drainage Rates Deemed to Include

- A. Rates for drainage are deemed to additionally include as appropriate for the following:
- .1 Clearing all site vegetation (including where overgrown),,, grubbing up roots, lifting turf for preservation, storing, maintaining and subsequently preparing/cultivating ground, relaying and watering and application of weedkiller.
 - .2 Excavation by hand or machine as necessary and appropriate for the location of the work.
 - .3 Working in or next to existing buildings.
 - .4 Working next to public footpaths, roads and the like.
 - .5 Working next to or around existing services, maintaining and protecting as required.
 - .6 Levelling and compacting formation level including filling any soft spots with hardcore, backfilling and compacting selected material and disposal of all surplus excavated material from site.
 - .7 Earthwork support including everything necessary to uphold the sides of the excavations.
 - .8 Allowances for working space as necessary for formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.
 - .9 Blinding surfaces of hardcore beds and filling to excavations with approved fine material.
 - .10 Disposal of ground and surface water.
 - .11 Breaking up and removing concrete, brickwork, blockwork, masonry, bitumen macadam, rock and other obstructions.
 - .12 Sulphate resisting cement where required.
 - .13 Formwork and temporary support to concrete where required.
 - .14 Temporary diversion of existing drains, maintaining flow and subsequently reinstating on completion of the works.
 - .15 Stopping off ends of redundant drains.
 - .16 Jointing including special joints (to existing pipes, joints to pipes of different materials and sizes including couplings and the like)
 - .17 Fittings on new pipes (bends, branches, shoes, swan-necks and the like)
 - .18 Holes in structure, manholes etc. for pipes
 - .19 Making good finishes around pipes, supports etc.
 - .20 Vertical expansion boards to concrete surrounds at pipe joints.
 - .21 Coring, cleaning and flushing all drains, gullies and manholes etc., on completion.
 - .22 Clearing/Cleaning contaminated areas after clearing blockages.

M3NHF SCHEDULE OF RATES

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

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

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|-----|--|--|--|--|
| .23 | | Clearing debris from pipelines in preparation for CCTV inspection. | | |
| .24 | | Laying to falls. | | |
| .25 | | Testing all drainage, commissioning and providing all certificates required by the relevant authorities, bodies or the Client. | | |
| .26 | | All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally. | | |

The 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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Concrete Work

Concrete Work Rates Deemed to Include

- A. Rates for concrete work are deemed to additionally include as appropriate for the following:
- .1 Sulphate resisting cement where required.
 - .2 Ordinary and fair face formwork and temporary supports to all concrete where required.
 - .3 Filling into or on to formwork and well tamping around reinforcement.
 - .4 Compacting concrete.
 - .5 Tamped, trowelled or smooth finish including laying to falls, cross falls and slopes.
 - .6 Working around obstructions, frames and the like.
 - .7 Making good to existing finishings and the like, labours (fair joints, jointing to existing and the like).
 - .8 Forming all holes, mortices, chases and the like.
 - .9 Expansion/contraction/construction joints of any kind.
 - .10 Rolling margins on all reinforcing bar.
 - .11 Cutting, bending or forming reinforcement to required shape and for all hooks, tying wire, spacers, chairs and the like.
 - .12 Reinforcement to cast insitu concrete (where required) and all precast concrete.
 - .13 Laps, tying wire and temporary supports to fabric reinforcement.
 - .14 Provision of a polythene DPC laid on sand blinding for all internal solid floor constructions or repairs, whether specifically stated or not.
 - .15 Welled and sealed laps and turn ups/downturns to damp-proof membranes.
 - .16 Lintels, cills and the like including the provision of all cast-in fixing blocks, slips or strips as required.
 - .17 Bedding precast concrete lintels, padstones etc., in cement or cement lime mortar and pointing as required.
 - .18 Provision of all cast-in fixing blocks, slips or strips required by other trades into cast insitu and precast components.
 - .19 Ends, angles, mitres, dropper kerbs and the like, curved work, kerbs in various lengths and kerbs laid flat or upright.
 - .20 Any size of channel
 - .21 Fair cutting macadam or asphalt surfacing or the like to facilitate kerb laying...
 - .22 Making good existing asphalt/bitumen macadam/concrete paving/surfacing and the like

M3NHF SCHEDULE OF RATES

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

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

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|-----|--|--|--|--|
| .23 | | Provision of hand or machine mixed concrete as appropriate to the nature and circumstances of work being undertaken. | | |
| .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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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
Roofing				
Roofing Rates Deemed to Include				
A.		Rates for Slate and Tile roofing are deemed to additionally include as appropriate for the following:		
	.1	Measured nett area, all voids within the roof area and at boundaries shall be deducted regardless of size.		
	.2	All cutting of underlay, trimming of battens around openings, at hips and valleys.		
	.3	Provision of tilting fillets to rafters, firrings to joists, additional battens around openings.		
	.4	Additional labour and work in forming voids and openings.		
	.5	All setting out to achieve gauge and laps.		
	.6	Work to any pitch, gauge and lap.		
	.7	Extra material in laps.		
	.8	All patent fixing clips, nails and fixings.		
	.9	Extra material bonding new roof tile and slates to existing.		
	.10	Provision of one and a half or double courses of roof tiles and slates at eaves.		
	.11	Form all verges eaves, abutments, undercloaks, and pointing ends, angles and intersections.		
	.12	All cutting of roof tiles and slates as required.		
	.13	Form all holes required for vent pipes, roof vent tiles etc.		
	.14	Provision of all soakers, saddles, finials etc.		
	.15	All cement mortar pointing and flaunching to chimneys, parapet walls, abutments etc.		
	.16	Undertaking the work in patches and small isolated areas.		
	.17	All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally		
B.		Rates for Felt roofing and proprietary sheet or sheet/liquid applied roofing system are deemed to additionally include as appropriate for the following:		
	.1	Measured nett area, all voids within the roof area and at boundaries shall be deducted regardless of size.		
	.2	Upstands, skirtings etc are not measured and deemed to be included in nett area of felt roofing.		
	.3	All laps, drips, welts, beads, fillets, rolls, joints, upstands and skirtings, and downturns.		
	.4	Application of a well brushed priming coat to all screed and concrete base surfaces.		
	.5	Undertaking the work in patches and small isolated areas.		
	.6	All additional labour and material in laying felt roofing to falls and crossfalls.		

M3NHF SCHEDULE OF RATES

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Roofing Rates Deemed to Include (cont'd)

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

M3NHF SCHEDULE OF RATES

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

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

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

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

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

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

M3NHF SCHEDULE OF RATES

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

M3NHF SCHEDULE OF RATES

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

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

M3NHF SCHEDULE OF RATES

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

M3NHF SCHEDULE OF RATES

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

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

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

B. Rates for Kitchen Fittings, worktops etc. are deemed to additionally include as appropriate for the following (cont'd):

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

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

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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Metalwork

Metalwork Rates Deemed to Include

- A. Rates for metalwork are deemed to additionally include as appropriate for the following:
- .1 Screwed, bolted or welded joints, riveting, drilling and tapping etc., including provision of fixing components such as rivets, bolts, rag bolts, raw bolts, screws and the like, together with all nuts, washers etc., as required.
 - .2 Sealant pointing around screens, fixtures and other situations wherever appropriate.
 - .3 Priming and painting two undercoats and one gloss finishing coat of oil colour on all new metalwork to match existing decorations.
 - .4 Overhauling, easing and adjusting doors, etc., is to include for all repairs required to the complete door and its associated frame and not just one repair. The work includes for taking off all ironmongery, carrying out all repairs to the item, easing and adjusting to fit its frame or lining, fully repairing or if specified renewing all ironmongery including oiling to leave the whole item to be repaired in full and working order.
 - .5 Rates for grab bars, grab rails, shower curtains, shower head riser rails and all like accessories are deemed to include for provision of all necessary brackets, flanges, pattresses, grounds for fixing, bearers and supports, all alterations necessary and similar items where specifically stated or not in Schedule of Rates descriptions.
 - .6 Standards, posts and or supports for balustrading.
 - .7 Ends, ramps, angles, wreaths, bends and the like on handrails and balustrades.
 - .8 Internal and external work, sloping work and where applicable all horizontal, sloping and vertical members of handrails returned to ground and intermediate rails.
 - .9 Any size of door (standard or non standard).
 - .10 Beads, quadrants, architraves, stops and the like in connection with the replacement of doors or door frames.
 - .11 Adjusting existing doors, frames, stops and the like to suit ironmongery
 - .12 Fixings, fastenings including ironmongery for any type of garage door.
 - .13 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

The 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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Cleaning and Clearance

Cleaning and Clearance Rates Deemed to Include

A. Rates for Cleaning and Clearance rates are additionally deemed to include as appropriate for the following:

Internal Clearance of Void Dwellings

- .1 Removal and disposal of all previous tenant's contents, furniture, non-installed domestic electrical appliances, carpets, laminate flooring, other floor coverings, curtains, and the like not required to be retained by Client for use of the next tenant.
- .2 Co-ordination with Client's gas servicing contractor to cap off gas supply, test for leaks and disconnect any previous tenant installed gas appliances, fires etc.
- .3 Removal and disposal of all previous tenant installed non-approved fixtures and fittings, installed gas and electrical appliances, shower units, electrical light fittings, power and spur points, associated wiring, and supply/waste pipework etc and the like not required to be retained by Client for use of the next tenant.
- .4 Clear all cupboards of any material, goods, rubbish etc left by previous tenant, collect all loose material, mail, rubbish etc from all rooms and dispose of, including checking for and clearing away all anti-social, medical, human or animal debris including provision of sharps boxes.
- .5 All making good arising from the removal of previous tenant installed fixtures and fittings, including remove all fixings, screws, nails, plugs etc, fill all holes and make good plasterwork.
- .6 Initial wash and scrub and clean all surfaces of dwelling, floors, walls, ceilings, woodwork, all cupboards, kitchen units, sanitary fittings, shower trays, shower units, boiler casings radiators, pipework etc in preparation for the undertaking of any Works instructed to the void dwelling, including cleaning smoke and nicotine stained walls and ceilings, de-scale stained sanitary fittings, degreasing walls, and kitchen units.
- .7 Dry dwelling with de-humidifier if necessary
- .8 Additional cost of disposal of environmental domestic waste arising from the removal of previous tenant's contents and non approved fixtures and fittings from void dwellings will be at the rates in the Schedule of Rates.
- .9 Disposal to an approved recycling centre, waste transfer station or landfill site of previous tenants contents, non –approved fixtures and fittings etc not requiring the provision of a mini-skip or equivalent (e.g. pick up with cage, hippo bags etc) of 3.5 cubic metre capacity (equivalent to 30-40 rubbish bags or the volume of several domestic appliances).
- .10 Additional disposal requiring the provision of a mini-skip or equivalent (e.g. pick up with cage, hippo bags etc) of 3.5 cubic metre capacity (equivalent to 30-40 rubbish bags or the volume of several domestic appliances) will be reimbursed at the rates for a mini skip or equivalent in the Schedule of Rates.
- .11 Additional disposal requiring the provision of a skip or equivalent (e.g. pick up with cage, hippo bags etc) of up to 6 cubic metre capacity (equivalent to 80-100 rubbish bags or large bulky items of furniture etc) will be reimbursed at the rates for a skip or equivalent in the Schedule of Rates.

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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Cleaning and Clearance Rates Deemed to Include (cont'd)

A. Rates for Cleaning and Clearance rates are additionally deemed to include as appropriate for the following: (cont'd)

External Clearance of Void Dwellings

- .1 Removal and disposal of all previous tenant's contents, furniture, domestic appliances, carpets, laminate flooring, other floor coverings, curtains, scrap metal, timber, broken glass, garden debris, fly tipped material, building debris and the like not dumped within the boundaries of the void dwelling.
- .2 Removal and disposal of all previous tenant installed non-approved fixtures and fittings, lean-to's, fencing, gates, sheds, garden furniture including external electrical light fittings, associated wiring, and the like not required to be retained by Client for use of the next tenant.
- .3 Check for and clearing away all anti-social, medical, human or animal debris including provision of sharps boxes.
- .4 Jet wash all paved areas.
- .5 Additional cost of disposal of environmental domestic waste arising from the removal of previous tenant's contents and non approved fixtures and fittings from void dwellings will be at the rates in the Schedule of Rates.
- .6 Disposal to an approved recycling centre, waste transfer station or landfill site of dumped previous tenants contents, garden debris, garden clearance, non –approved fixtures and fittings etc not requiring the provision of a mini-skip or equivalent (e.g. pick up with cage, hippo bags etc) of 3.5 cubic metre capacity (equivalent to 30-40 rubbish bags or the volume of several domestic appliances).
- .7 Additional disposal requiring the provision of a mini-skip or equivalent (e.g. pick up with cage, hippo bags etc) of 3.5 cubic metre capacity (equivalent to 30-40 rubbish bags or the volume of several domestic appliances) will be reimbursed at the rates for a mini skip or equivalent in the Schedule of Rates.
- .8 Additional disposal requiring the provision of a skip or equivalent (e.g. pick up with cage, hippo bags etc) of up to 6 cubic metre capacity (equivalent to 80-100 rubbish bags or large bulky items of furniture etc) will be reimbursed at the rates for a skip or equivalent in the Schedule of Rates.

External Communal Clearance

- .1 Removal and disposal of all fly tipped environmentally unsound material, furniture, domestic appliances, carpets and other floor coverings, scrap metal, timber, broken glass, garden debris, building debris and the like not dumped within communal areas, communal gardens, paved areas, bin stores, communal staircases, balcony access decks and the like, garage forecourts, parking areas, access roads and hard paved areas.
- .2 Additional cost of disposal of environmental communal waste arising from the removal of fly tipped material as listed above will be at the rates in the Schedule of Rates.
- .3 Disposal to an approved recycling centre, waste transfer station or landfill site of fly tipped material as listed above not requiring the provision of a mini-skip or equivalent (e.g. pick up with cage, hippo bags etc) of 3.5 cubic metre capacity (equivalent to 30-40 rubbish bags or the volume of several domestic appliances).

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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Cleaning and Clearance Rates Deemed to Include (cont'd)

A. Rates for Cleaning and Clearance rates are additionally deemed to include as appropriate for the following: (cont'd)

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| .4 | | Additional disposal requiring the provision of a mini-skip or equivalent (e.g. pick up with cage, hippo bags etc) of 3.5 cubic metre capacity (equivalent to 30-40 rubbish bags or the volume of several domestic appliances) will be reimbursed at the rates for a mini skip or equivalent in the Schedule of Rates. | | |
| .5 | | Additional disposal requiring the provision of a skip or equivalent (e.g. pick up with cage, hippo bags etc) of up to 6 cubic metre capacity (equivalent to 80-100 rubbish bags or large bulky items of furniture etc) will be reimbursed at the rates for a skip or equivalent in the Schedule of Rates. | | |

Cleaning to Lettable Standard

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|----|--|---|--|--|
| .1 | | In addition to the builder's clean required by the Preliminaries and deemed to be included in all rates in the Schedule of Rates, the Schedule of Rates item for cleaning a void dwelling to lettable standard is deemed to include: <ul style="list-style-type: none">• Clean, wash down and scrub to all floors, window boards, skirting's etc,• Vacuum all floor coverings• Clean all kitchen units and worktops• Clean all sanitary fittings• Clean any other landlord's fittings e.g. shower units, shower screens, boiler casings etc• Clean all white goods supplied or maintained by the Client including cleaning internally as necessary (including any deep cleaning required) and externally to cookers, ovens, hobs, cooker hoods, refrigerators, freezers, washing machines, tumble dryers, dishwashing machines, microwaves and the like• Clean all windows internally• Disinfect toilets• Spray air freshener | | |
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M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
FOUNDATIONS				
Foundations in Trenches				
049001	R	FOUNDATIONS:EXCAVATE CONCRETE BRICKWORK TRENCH Foundations:Excavate trench 600mm wide and ne 1.00m deep including all necessary planking and strutting, return, fill in and ram, remove waste and debris, level and ram, lay concrete (1:3:6) in trench to depth ne 775mm build cavity wall in engineering bricks and facings in cement mortar (1:3) including damp proof course, build in stainless steel wall ties, fill cavity of wall with concrete (1:10), including all labours.	LM	398.21
049003	R	FOUNDATIONS:EXCAVATE CONCRETE TRENCH Foundations:Excavate trench 500mm wide and ne 500mm deep including all necessary planking and strutting, return, fill in and ram, remove waste and debris, level and ram, lay concrete (1:3:6) in trench to depth ne 250mm.	LM	83.68
Excavation				
049101	R	EXCAVATE:PIT NE 1.00M Excavate:Excavate in any soil for pit ne 1.00m deep, earthwork support and dispose of spoil to temporary spoil heap.	CM	113.96
049103	R	EXCAVATE:PIT NE 2.00M Excavate:Excavate in any soil for pit over 1.00m and ne 2.00m deep, earthwork support and dispose of spoil to temporary spoil heap.	CM	152.87
049105	R	EXCAVATE:TRENCH NE 1.00M Excavate:Excavate in any soil for trench ne 600mm wide and ne 1.00m deep, earthwork support and dispose of spoil to temporary spoil heap.	CM	166.77
049107	R	EXCAVATE:TRENCH NE 2.00M Excavate:Excavate in any soil for trench ne 600mm wide and over 1.00m and ne 2.00m deep, earthwork support and dispose of spoil to temporary spoil heap.	CM	241.81
Hardcore Filling				
049201	R	HARDCORE:FILLING Hardcore:Imported filling to beds, pits, trenches etc., laid and compacted in maximum 300mm layers.	CM	136.20
049203	R	MOT TYPE 1:FILLING MOT Type 1:Filling to beds, pits, trenches etc., laid and compacted in maximum 150mm layers.	CM	137.99
049205	R	SAND:BLINDING Sand:Blind surface of hardcore filling with 50mm building sand blinding, laid and compacted.	SM	9.12
Concrete (1:3:6)				
049301	R	CONCRETE:SUPPLY AND PLACE IN TRENCH Concrete:Supply and place concrete (1:3:6) in foundation 600mm wide and ne 300mm deep as directed including tamped finish, formwork as necessary.	LM	39.15
049303	R	CONCRETE:SUPPLY AND PLACE IN BEDS Concrete:Supply and place concrete (1:2:4) in beds, bases, plinths ne	CM	219.97

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		300mm deep as directed including tamped finish, formwork as necessary.		
049305	R	CONCRETE:SUPPLY AND PLACE IN MASS FOUNDATION Concrete:Supply and place concrete (1:2:4) in beds, bases, plinths over 300mm deep as directed including tamped finish, formwork as necessary.	CM	211.63
049307	R	CONCRETE:SUPPLY AND PLACE IN CAVITY Concrete:Supply and place concrete (1:2:4) in cavity fill 50mm wide to cavity of brick wall, formwork as necessary.	SM	15.33
Foundation Sundries				
049401	R	MEMBRANE:LAY POLYTHENE Membrane:Lay 250mm polythene damp proof membrane sheeting, 100mm welted laps.	SM	7.98
049403	R	REINFORCEMENT:LAY A393 MESH Reinforcement:Supply and lay A393 mesh reinforcement in beds, 200mm side and end laps including tying wire, all cutting and bending, spacers and chairs.	SM	23.20
049405	R	REINFORCEMENT:LAY MESH Reinforcement:Lay chicken wire mesh reinforcement in beds, 200mm side and end laps including tying wire, all cutting and bending, spacers and chairs.	SM	9.29
049407	R	DUCT:FORM IN SURFACE OF CONCRETE BED Duct:Form service duct ne 300mm wide and ne 75mm deep in surface of concrete bed including all formwork as necessary.	LM	31.34

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
GROUNDWORKS				
Kerbs, Channels and Edgings				
Kerbs - Precast Concrete				
001101	R	KERB:LAY NEW 127X254MM PCC KERB Kerb:Excavate, remove waste and debris, subsequently backfill as necessary, level and compact bottom of excavations, supply and lay 127x254mm precast concrete kerb, straight or curved, on and including 200x100mm concrete bed and haunch both sides and pointing, all necessary formwork and make good to existing finishes.	LM	55.67
001103	R	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	41.72
001105	U	KERB:REBED ANY TYPE OF PCC KERB Kerb:Rebed precast concrete kerb, straight or curved on plan, by carefully taking up existing kerb and haunching, remove waste and debris, clean up concrete bed and haunch to existing 127x254mm precast concrete kerb to both sides including pointing, formwork and make good to existing finishes.	LM	37.59
001107	R	KERB:RAKE OUT JOINTS AND REPOINT Kerb:Rake out joints of existing precast concrete kerb and repoint with cement mortar, and remove waste and debris.	LM	8.65
Channels - Precast Concrete				
001301	R	CHANNEL:RENEW NE 250X125MM Channel:Renew precast concrete channel, take up existing including haunching, remove waste and debris, clean up existing bed, supply and lay new ne 250x125mm precast concrete channel including haunch both sides, pointing, formwork and make good to existing finishes.	LM	59.71
001303	R	CHANNEL:REBED NE 250X125MM Channel:Rebed precast concrete channel, take up existing including haunching, remove waste and debris, clean up existing bed, and clean and relay ne 250x125mm precast concrete channel including haunch both sides, pointing, formwork and make good to existing finishes.	LM	40.52
Edgings - Precast Concrete				
001501	R	EDGING:LAY 50X152MM PCC EDGING Edging:Excavate, remove waste and debris, backfill as necessary, level and compact bottom of excavations lay concrete bed 200x100mm and supply and lay 50x152mm precast concrete edging, straight or curved, haunch to both sides, point including all formwork and make good to existing finishes.	LM	43.13
001503	R	EDGING:RENEW 50X152MM PCC EDGING Edging:Renew precast concrete edging, straight or curved by carefully taking up existing edging and haunching, remove waste and debris, clean up concrete bed, supply and bed ne 50x152mm precast concrete edging, haunch both sides, point including all formwork and make good to existing finishes.	LM	30.09
001505	U	EDGING:REBED STRAIGHT AND CURVED PCC EDGING Edging:Rebed any precast concrete edging, straight or curved on plan, by	LM	30.16

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		carefully taking up existing edging and haunching, remove waste and debris, clean up concrete bed and edging and relay including haunch both sides, point including all formwork and make good to existing finishes.		
		Edgings - Timber		
001507	R	EDGING:RENEW 25X150MM TIMBER Edging:Renew or supply and fix new 25x150mm tanalised softwood edging board to and including 50x50x600mm long tanalised pegs at 900mm centres driven firmly into the ground including all necessary excavation and make good to existing finishes.	LM	11.16
		Paths and Pavings		
		Paving - Insitu Concrete		
003003	R	PATH:EXCAVATE LAY NE 100MM CONCRETE BED Path:Excavate 250mm below required finished level, remove waste and debris, level and compact bottoms of excavations and fill, 150mm hardcore bed, blinded and ne 100mm concrete trowelled smooth including dishing to gullies and the like and all formwork.	SM	115.38
003007	R	PATH:RENEW NE 100MM CONCRETE BED AND SUB-BASE Path:Renew concrete path by breaking up existing concrete and excavating 250mm below existing level, remove waste and debris, fill soft spots, level and compact bottoms of excavations and fill, 150mm hardcore bed, blinded and ne 100mm concrete trowelled smooth including dishing to gullies and the like and all formwork.	SM	129.27
003009	R	FINISH:EXTRA FOR NON-SLIP FINISH TO PATH Finish:Extra for non-slip surface to concrete carborundum grains at the rate of 1kg per sm.	SM	15.04
003011	R	PATH/BASE:REMOVE AND INFILL WITH TOPSOIL Path or Base:Break up and remove any thickness existing path or shed/outbuilding base and bed under and remove waste and debris, import topsoil and deposit to make up levels and grade to suit existing contours.	SM	82.13
003013	R	PATH/BASE:REMOVE Path or Base:Break up and remove any thickness existing path or shed/outbuilding base and bed under and remove waste and debris, leave to receive new paving (measured separately).	SM	42.71
003015	R	PATH/BASE:REMOVE AND INFILL WITH GRAVEL Path or Base:Break up and remove any thickness existing path or shed/outbuilding base and bed under and remove waste and debris, import gravel and deposit to make up levels and grade to suit existing contours.	SM	87.63
		Paving - Aggregate		
003101	R	AGGREGATE:REMOVE DISPOSE MAKE GOOD Aggregate:Excavate aggregate base ne 200mm, transport and dispose at an authorised recycling centre, fill in resulting cavity or hole with soil and make good to surrounding surfacing, remove waste and debris.	SM	19.46
		Paving - Coated Macadam		
005001	R	MACADAM:EXCAVATE AND LAY 70MM PAVING Macadam:Excavate 145mm below required finished level, remove waste and debris, level and compact bottoms of excavations and fill in layers,	SM	83.13

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		75mm crusher run broken stone blinding, 50mm base course of 20mm nominal size open-textured macadam and 20mm wearing course of 6mm nominal medium textured macadam laid to falls, crossfalls and slopes.		
005003	R	MACADAM:RENEW 70MM PAVING Macadam:Renew macadam by breaking up existing paving and excavations 145mm below existing level, remove waste and debris, fill soft spots, level and compact bottoms of excavations and fill in layers, 75mm crusher run of broken stone, blinding, 50mm base course of 20mm nominal size open textured macadam and 20mm wearing course of 6mm nominal size medium textured macadam laid to falls, crossfalls and slopes, make good to existing finishes.	SM	88.69
005051	R	MACADAM:REPAIR POT HOLE NE 50MM DEEP Macadam:Repair pot hole in patch ne 1.00 square metres, remove waste and debris, grade and compact surface of sub-base, lay 20mm dense base course macadam to a depth of 25mm, and a 6mm dense wearing course macadam to a depth of 25mm laid to falls, crossfalls and slopes including joints to any existing finishes, road gullies, manhole covers etc.	IT	48.92
005053	R	MACADAM:REPAIR POT HOLE NE 75MM DEEP Macadam:Repair pot hole in patch ne 1.00 square metres, remove waste and debris, grade and compact surface of sub-base, lay 20mm dense base course macadam to a depth of 50mm, and a 6mm dense wearing course macadam to a depth of 25mm laid to falls, crossfalls and slopes including joints to any existing finishes, road gullies, manhole covers etc.	IT	70.57
005055	R	MACADAM:REPAIR POT HOLE NE 100MM DEEP Macadam:Repair pot hole in patch ne 1.00 square metres, remove waste and debris, grade and compact surface of sub-base, lay 20mm dense base course macadam to a depth of 75mm, and a 6mm dense wearing course macadam to a depth of 25mm laid to falls, crossfalls and slopes including joints to any existing finishes, road gullies, manhole covers etc.	IT	97.26
Paving - Bitmac				
005101	R	PAVING:RENEW 60MM BITMAC SURFACING Paving:Renew bitmac by breaking up existing surfacing, remove spoil, fill soft spots or pot holes with granular material, level or grade and compact surface of sub-base, lay 20mm dense base course bitmac to a depth of 40mm, and a 6mm dense wearing course bitmac to a depth of 20mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	79.02
005103	R	PAVING:RENEW 90MM BITMAC SURFACING Paving:Renew bitmac by breaking up existing surfacing, remove spoil, fill soft spots or pot holes with granular material, level or grade and compact surface of sub-base, lay 20mm dense base course bitmac to a depth of 65mm, and a 6mm dense wearing course bitmac to a depth of 25mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	117.41
Paving - Precast Concrete Flag				
007001	R	FLAG:EXCAVATE AND LAY NEW PRECAST CONCRETE - 50MM Flag:Excavate 150mm below required finished level, remove waste and debris, and fill in layers, including compacting 75mm crusher run of broken stone blinding and lay 50mm standard size precast concrete paving flags on 25mm bed of cement mortar (1:4) including point up joints and all cutting and dishing to gullies, covers and the like.	SM	98.43
007005	U	FLAG:LIFT AND REBED SINGLE PCC PAVING Flag:Lift any size existing precast concrete paving flag, fill and compact hardcore to soft spots and rebed existing flag on 25mm bed of cement mortar (1:4) and point up joints.	NO	13.97

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ITEM	PRI	DESCRIPTION	UNIT	RATE
007007	U	FLAGS:LIFT AND REBED PCC PAVING Flag:Lift any size existing precast concrete paving flag, fill and compact hardcore to soft spots and rebed existing flags on 25mm bed of cement mortar (1:4) and point up joints.	SM	31.50
007009	R	FLAG:RENEW SINGLE PCC PAVING Flag:Lift remnants of existing 50mm standard size precast concrete paving flag, remove waste and debris, fill and compact hardcore to soft spots and lay new flag on 25mm bed of cement mortar (1:4), point up joints including any additional cutting and fitting to suit.	NO	27.37
007011	R	FLAGS:RENEW PCC PAVING Flag:Lift remnants of existing 50mm standard size precast concrete paving flag, remove waste and debris, fill and compact hardcore to soft spots and lay new paving on 25mm bed of cement mortar (1:4), point up joints including any additional cutting and fitting to suit.	SM	68.47
007019	U	FLAG:REPOINT PCC PAVING Flag:Repoint pcc paving, rake out joints, repoint with cement mortar (1:4).	SM	12.81
007021	U	FLAG:FILLET POINT JOINT TO WALL Flag:Rake out existing and or fillet point in cement mortar (1:4), joint between edges of paving and wall and abutment.	LM	5.35
Paving - Brick				
009001	U	PAVING:REBED BRICK PAVING-MORTAR OR SAND Paving:Take up loose brick paving, set aside, make up levels and soft spots to sand bed as necessary and relay brick paving including jointing and pointing in cement mortar (1:4) or joint filling sand including all bonding.	SM	76.47
009005	R	PAVING:RENEW BRICK PAVING-MORTAR OR SAND Paving:Renew brick paving including take up existing, remove surplus spoil, fill and compact hardcore to soft spots and lay new paving on 25mm bed of cement mortar (1:4) or 50mm sand bed including all pointing and cutting and bonding.	SM	125.49
009009	R	PAVING:LAY NEW BRICK PAVING-MORTAR OR SAND Paving:Supply and lay new brick paving including excavate to level, lay 100mm hardcore bed and lay new paving on 25mm bed of cement mortar (1:4) or 50mm sand bed including all pointing and cutting and bonding.	SM	129.76
009011	R	PAVING:REGROUT WITH SAND Paving:Rake out joints of existing brick or block paving, remove defective jointing material and neatly fill joints with dry sand of a colour to match existing.	SM	8.50
Paving - Gravel				
009013	R	PAVING:RENEW GRAVEL PAVING 30MM Paving:Renew gravel paving to paths and driveways ne 30mm thick including take up and clear away existing, remove waste and debris, supply, spread and level washed gravel to existing surfaces.	SM	14.67
Paving - Bark				
011531	R	BARK:IMPORT DEPOSIT AND SPREAD Bark:Import playground grade non staining bark and deposit in bed ne 300mm deep, grade or level to suit contours.	SM	64.53
011533	U	BARK:ROTAVATE BARK Bark:Rotavate bark including use of machinery.	SM	7.17

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ITEM	PRI	DESCRIPTION	UNIT	RATE
011535	U	BARK:REMOVE DISPOSE MAKE GOOD Bark:Excavate bark or any other loose fill material ne 300mm, transport and dispose at an authorised recycling centre, fill in resulting cavity or hole with soil and make good to surrounding surfacing, remove waste and debris.	SM	19.46
Paving - Temporary Repairs				
011001	U	PAVING:TEMPORARY CONCRETE REPAIR Paving:Break out existing defective paving of any type if necessary ne 100mm thick, fill in void with lean mix concrete ensuring flush edges to existing finishes in areas ne 1.00sm, remove waste and debris.	IT	44.14
Hardcore				
011101	R	HARDCORE:ADDITIONAL SUB-BASE OR BED NE 150 Hardcore:Extra for additional hardcore sub-base or bed ne 150mm thick laid under any type of paving including excavate, remove spoil, level and compact bottoms, remove waste and debris (to be charged only when specifically ordered by Client Representative).	SM	52.26
Excavation to Gardens etc.				
011501	R	EXCAVATION:REMOVE TOPSOIL 150MM MOVE NE 20M Excavation:Excavate over site ne 150mm deep to remove top soil, load and wheel to spoilheap ne 20 metres, and deposit in spoilheap for future use.	SM	16.68
011503	R	EXCAVATION:REMOVE TOPSOIL 150MM MOVE NE 50M Excavation:Excavate over site ne 150mm deep to remove top soil, load and wheel to spoilheap ne 50 metres, and deposit in spoilheap for future use.	SM	19.46
011505	R	EXCAVATION:REDUCE LEVELS NE 150MM DISPOSE Excavation:Excavate over site to reduce levels ne 150mm deep, load and dispose of spoil off site.	SM	30.60
011507	R	EXCAVATION:REDUCE LEVELS 150-300MM DISPOSE Excavation:Excavate over site to reduce levels over 150mm and ne 300mm deep, load and dispose of spoil off site.	SM	57.99
011509	R	EXCAVATION:REDUCE LEVELS 300-450MM DISPOSE Excavation:Excavate over site to reduce levels over 300mm and ne 450mm deep, load and dispose of spoil off site.	SM	94.48
011511	R	EXCAVATION:REDUCE LEVELS OVER 450MM DISPOSE Excavation:Excavate over site to reduce levels over 450mm deep, load and dispose of spoil off site.	CM	243.19
011513	R	TOP SOIL:EXCAVATE SPOILHEAP 20M AND SPREAD Topsoil:Excavate in existing topsoil spoilheap, load and wheel ne 20 metres, deposit and spread, grade or level in bed 150mm deep.	SM	13.90
011515	R	TOP SOIL:EXCAVATE SPOILHEAP 50M AND SPREAD Topsoil:Excavate in existing topsoil spoilheap, load and wheel ne 50 metres, deposit and spread, grade or level in bed 150mm deep.	SM	16.68
011517	R	TOP SOIL:EXCAVATE SPOILHEAP 20M SPREAD ROTAVATE Topsoil:Excavate in existing topsoil spoilheap, load and wheel ne 20 metres, deposit and spread, grade or level in bed 150mm deep, lightly rotavate surface for cultivation.	SM	17.79
011519	R	TOP SOIL:EXCAVATE SPOILHEAP 50M SPREAD ROTAVATE	SM	20.57

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		Topsoil:Excavate in existing topsoil spoilheap, load and wheel ne 50 metres, deposit and spread, grade or level in bed 150mm deep, lightly rotavate surface for cultivation.		
011521	R	IMPORTED TOPSOIL:DEPOSIT AND SPREAD Imported Topsoil:Import topsoil and deposit in bed ne 150mm deep, grade or level to suit contours and prepare either for cultivation or grass seeding.	SM	89.27
011522	R	IMPORTED TOPSOIL:DEPOSIT AND SPREAD ALONG EDGINGS Imported Topsoil:Import topsoil and deposit in bed ne 150mm deep 300mm wide along edgings, grade or level to suit contours and prepare either for cultivation or grass seeding.	LM	26.55
011523	R	GARDEN AREA:CLEAR CULTIVATE Garden Area:Following clearance of garden area of all litter, rubbish including scrap metal, timber, broken glass, garden debris, dumped materials (see separate garden clearance items), rotavate garden to remove weeds, tree or shrub roots etc. and prepare for cultivation.	SM	46.56
011525	R	GARDEN AREA:APPLY GRASS SEEDS Garden Area:Supply and sow approved grass seed by hand at the rate of 50g per square metre.	SM	1.88
Steps, Stairs and Ramps				
Insitu and Precast Concrete				
013001	R	STEP:FORM OR RENEW STEP IN CONCRETE PAVING Step:Form step ne 1000x300x200mm in concrete paving including all necessary excavation, hardcore, extra concrete and all formwork with surfaces trowelled smooth, make good to adjacent finishes and remove waste and debris.	IT	77.81
013005	R	STEP:FORM OR RENEW PCC STEP IN PAVING Step:Form or renew step in precast concrete paving ne 1000x300x200mm including all extra excavation, hardcore, blinding and bed precast concrete flags to steps and risers on 25mm mortar bed including all cutting, make good to adjacent finishes and remove waste and debris.	IT	75.01
013009	R	STEP:FORM BRICK-ON-EDGE STEP Step:Form step with approved brick on edge, bedded and pointed in cement mortar (1:4).	LM	37.48
013011	U	STEP:REPAIR DAMAGED CONCRETE Step:Cut out damaged section and repair step as necessary with concrete (1:1:5:3) or cement and sand polymer enhanced cementitious mortar including formwork and trowel finish.	IT	30.03
013013	U	STEP:REFIX AND BED LOOSE STEP Step:Rebed loose precast concrete step or loose bricks to brick step including remove existing, clean off as necessary and rebed in cement mortar (1:4) (per step).	IT	10.91
013015	R	RAMP:CONSTRUCT CONCRETE RAMP Ramp:Construct insitu concrete ramp average 150mm thick, ne 1.5m wide overall with 50mm high insitu concrete kerbs to both sides, laid to any gradient specified ne 1:15 with pinked finish including all excavation, remove waste and debris, hardcore, reinforcement and formwork.	LM	178.71

Metal Stairs and Walkways and Balustrades

Balustrades - Isolated

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
027101	U	BALUSTRADE:TAKE DOWN AND REMOVE Balustrade:Take down existing balustrade, remove waste and debris and prepare mortices to receive new balustrade.	LM	15.86
027103	R	BALUSTRADE:SUPPLY AND FIX NE 1.2M HIGH Balustrade:Supply and fix galvanised mild steel balustrade ne 1200mm high comprising 6x50mm horizontal rails, 25x25mm standards, ragged at end at 2.00m centres and 12x12mm balusters all welded together and set in mortices in mortar, rub down, prepare for and decorate to all surfaces.	LM	354.78
027105	R	BALUSTRADE:SUPPLY AND FIX KEE KLAMP Balustrade:Supply and fix galvanised mild steel tubular Kee-Klump balustrade, 900mm high comprising 48mm diameter horizontal rails, 48mm diameter standards at 1.00m centres and set in mortices in mortar, rub down, prepare for and decorate to all surfaces.	LM	91.81
027107	R	BALUSTRADE:SUPPLY AND FIX KEE KLAMP WITH MESH Balustrade:Supply and fix galvanised mild steel tubular Kee-Klump balustrade, 900mm high comprising 48mm diameter horizontal rails, 48mm diameter standards at 1.00m centres and set in mortices in mortar, complete with wire mesh panels bolted or spot welded to standards, rub down, prepare for and decorate to all surfaces.	LM	128.08
Handrails - Associated				
027303	R	HANDRAIL:6X50MM RAIL ON BRACKETS Handrail:Supply and fix 6x50mm galvanised mild steel rail welded to and including handrail brackets, plugged and screwed to brickwork, rub down, prepare for and decorate to all surfaces.	LM	35.78
027305	R	HANDRAIL:48MM GALVANISED STEEL TUBULAR ON BRACKETS Handrail:Supply and fix 48mm diameter galvanised mild steel tubular handrail welded to and including handrail brackets, plugged and screwed to brickwork, rub down, prepare for and decorate to all surfaces.	LM	50.80
027307	R	HANDRAIL:PVC TO CORE RAIL Handrail:Supply and fix PVC handrail to core rail including all ends, bends and ramps etc.	LM	22.72
027309	R	HANDRAIL:RENEW MOPSTICK HANDRAIL Handrail:Renew or supply and fix new softwood mopstick handrail to existing brackets including all ends and refix handrail brackets including replugging if necessary, redecorate and make good finishes.	LM	15.42
Balustrades and Handrails - Sundry Repairs				
027501	U	BALUSTRADE:REFIX ANY LOOSE TYPE Balustrade:Refix any type of loose balustrade including remove if necessary, clean out and prepare mortices including reforming if required to ensure sound fixings and refix balustrade and make good decorations and finishes.	LM	25.16
027503	U	HANDRAIL:REFIX ANY LOOSE TYPE Handrail:Refix any type of loose handrail including remove if necessary, clean out and prepare mortices including reforming if required and or replug to ensure sound fixings and refix handrail, make good decorations and finishes.	LM	19.60
027505	R	BALUSTRADE:RENEW HANDRAIL Balustrade:Cut off damaged galvanised steel handrail to balustrade, bolt or weld on new 6x50mm galavanised steel handrail to standards and balusters, rub down and prepare for and decorate all surfaces of handrail, touch up decoration on standards and balusters and make good.	LM	40.45

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
027507	R	BALUSTRADE:RENEW BALUSTER Balustrade:Cut off damaged galvanised steel baluster to balustrade, weld on new 12x12mm galvanized steel baluster to horizontal rails, rub down and prepare for and decorate all surfaces of baluster, touch up decoration on horizontal rails and make good.	LM	24.95
027509	R	BALUSTRADE:RENEW TUBULAR HANDRAIL Balustrade:Disconnect damaged galvanised steel tubular handrail to Kee-Klump balustrade, connect new 48mm diameter galvanised steel handrail to standards, rub down and prepare for and decorate all surfaces of handrail, touch up decoration on standards and balusters and make good.	LM	27.74
027511	R	BALUSTRADE:RENEW TUBULAR STANDARD Balustrade:Disconnect damaged galvanised steel tubular standard to Kee-Klump balustrade, connect new 48mm diameter galvanised steel standard to handrail, rub down and prepare for and decorate all surfaces of baluster, touch up decoration on horizontal rails and make good.	LM	24.42
027513	R	BALUSTRADE:RENEW WIRE MESH PANEL Balustrade:Disconnect or cut off existing damaged wire mesh panelling to galvanised tubular steel Kee-Klump balustrading, bolt or spot weld galvanised steel mesh panel to balustrade members, panel ne 1.00sm in area, rub down and prepare for and decorate all surfaces of mesh panel, touch up decoration on horizontal rails and standards and make good.	NO	49.01
027515	R	BALUSTRADE:REFIX POST Balustrade:Detach railings from post and set aside, dig up post and hack off existing concrete base, excavate new post hole and re-concrete post back into original position, reconnect railings, make good, touch up decorations.	NO	41.06

Miscellaneous Fittings

Clothes Lines

029101	U	LINE:NEW DOMESTIC ROTARY AND BASE Line:Erect domestic rotary clothes line with loose socket, excavate for and including concrete base, remove spoil and reinstate paving or garden areas.	NO	121.50
029103	R	LINE:ERECT NEW COMMUNAL/HEAVY DUTY ROTARY AND BASE Line:Erect communal or heavy duty rotary clothes line with loose socket, excavate for and including concrete base and remove waste and debris and reinstate path or garden areas.	NO	324.75
029105	U	LINE:RENEW DOMESTIC ROTARY Line:Renew domestic rotary clothes line, set in existing socket and clear away, remove waste and debris.	NO	85.91
029107	R	LINE:RENEW COMMUNAL/HEAVY DUTY ROTARY Line:Renew communal or heavy duty rotary clothes line, set in existing socket and clear away, remove waste and debris.	NO	289.16
029109	U	LINE:RE-STRING CLOTHES LINE Line:Re-string any clothes line including remove remains of existing line.	NO	27.87
029111	R	LINE:NEW PCC CLOTHES POST AND BASE Line:Erect 100x100x2700mm precast concrete clothes post, excavate for and including concrete base, remove waste and debris and reinstate paving or garden areas.	NO	99.15
029115	R	LINE:NEW STEEL CLOTHES POST-NE 3.0M Line:Erect 50mm diameter galvanised steel clothes post upto 3.00m long	NO	76.65

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		with pulleys, excavate for and including concrete base, remove waste and debris and reinstate paving or garden areas.		
029117	U	LINE:RELOCATE ROTARY DRIER Line:Relocate rotary clothes drier in new position, carefully break out or renew aluminium tube socket, remove existing concrete base, excavate for and including new concrete base remove waste and debris and reinstate paving or garden areas.	NO	71.21
029119	U	LINE:RELOCATE PCC OR STEEL CLOTHES POST Line:Relocate precast concrete or steel clothes post in new position, carefully break out existing post, remove existing concrete base, excavate for and including new concrete base and remove waste and debris and reinstate paving or garden areas.	NO	46.71
029123	U	LINE:RENEW PULLEY Line:Renew pulley wheel and bracket to clothes line, including fixing to any background.	IT	17.47
029125	U	LINE:RENEW RESTRAINING BRACKET Line:Renew restraining bracket to clothes Line including fixing to any background.	IT	13.97
Groundworks - Client Inspection				
098001	U	CLIENT INSPECTION:GROUNDWORKS Client Inspection:Undertake client inspection and testing etc. in connection with groundworks and report to Client Representative (any repairs required to be ordered must be instructed by Client Representative). Not to be claimed in conjunction with associated works.	IT	16.68

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
FENCING AND GATES				
Fencing				
Fencing - Boarded				
017110	R	FENCING:RENEW NE 1.2M BOARD PCC POST GRAVEL BOARD Fencing:Renew or supply new ne 1.05m tanalised timber vertical board fencing including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, and set 100x100mm x 1.65m long concrete posts in concrete at ne 1.80m centres with two 69x44mm softwood rails bolted to posts and 144x20mm vertical boards nailed to rails, bull wire clipped to boards, precast concrete gravel board with centre prop (measured per metre run of fencing).	LM	128.16
017111	R	FENCING:RENEW NE 1.2M BOARD TIMBER POST Fencing:Renew or supply new ne 1.05m tanalised timber vertical board fencing including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, and set 100x100mm x 1.65m long softwood posts in concrete at ne 1.80m centres with two 69x44mm softwood rails bolted to posts and 144x20mm vertical boards nailed to rails, bull wire clipped to boards, softwood gravel board with centre prop (measured per metre run of fencing).	LM	105.09
017113	R	FENCING:RENEW NE 1.8M BOARD PCC POST Fencing:Renew or supply new ne 1.65m high tanalised timber vertical board fencing including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, and set 125x125mm x 2.25m long concrete posts in concrete at ne 1.80m centres with three softwood rails 69x44mm bolted to posts and 144x20mm vertical boards nailed to rails, bull wire clipped to boards 25x150mm softwood gravel board with centre prop (measured per metre run of fencing).	LM	154.91
017114	R	FENCING:RENEW NE 1.8M BOARD PCC POST GRAVEL BOARD Fencing:Renew or supply new ne 1.65m high tanalised timber vertical board fencing including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, and set 125x125mm x 2.25m long concrete posts in concrete at ne 1.80m centres with three softwood rails 69x44mm bolted to posts and 144x20mm vertical boards nailed to rails, bull wire clipped to boards, precast concrete gravel board with centre prop (measured per metre run of fencing).	LM	166.75
017117	R	FENCING:RENEW SOFTWOOD RAIL Fencing:Renew 69x44mm softwood rail ne 2.00m long bolted to concrete or timber post by carefully removing vertical boards as necessary, renew rail, re nail existing vertical boards, remove waste and debris.	NO	32.14
017119	R	FENCING:RENEW 2ND AND 3RD RAIL Fencing:Renew second or third 69x44mm softwood rail ne 2.00m long, whilst vertical boards removed, remove waste and debris.	NO	11.57
017121	R	FENCING:RENEW VERTICAL BOARD NE 1.05M Fencing:Renew 144x20mm softwood vertical board ne 1.05m high, remove waste and debris.	NO	6.03
017122	R	FENCING:RENEW RUN OF VERTICAL BOARD NE 1.05M Fencing:Renew 144x20mm softwood vertical boarding ne 1.05m high to closeboarded fence high complete with fixing, wire clipped to boards, remove waste and debris (measured per metre run of fencing).	LM	63.77
017123	R	FENCING:RENEW VERTICAL BOARD NE 1.675M Fencing:Renew 144x20mm softwood vertical board ne 1.65m high, remove waste and debris.	NO	7.71

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
017124	R	FENCING:RENEW RUN OF VERTICAL BOARD NE 1.675M Fencing:Renew 144x20mm softwood vertical boarding ne 1.65m high to closeboarded fence complete with fixing, wire clipped to boards, remove waste and debris (measured per metre run of fencing).	LM	83.79
017125	U	FENCING:REMOVE BOARD FENCE Fencing:Take down and remove any height vertical board fence consisting of concrete and or timber posts set in concrete, softwood rails, gravel board and vertical boards and remove waste and debris, fill post holes with top soil and reinstate paths and gardens (measured per metre run of fencing).	LM	15.19
017127	R	FENCING:RENEW TIMBER GRAVEL BOARD Fencing:Renew or supply and fix new 25x150mm tanalised softwood gravel board and centre prop including remove existing, excavate as necessary, cut and or trim existing fence boards as necessary and fix gravel board with galvanised nails, remove waste and debris.	NO	20.17
017128	R	FENCING:RENEW PCC GRAVEL BOARD Fencing:Renew or supply and fix new ne 50x225mm precast concrete gravel board and centre prop including remove existing, excavate as necessary, cut and or trim existing fence boards as necessary and fix gravel board with cleats and or bolts, remove waste and debris.	NO	36.35
Fencing - Chestnut Pale				
017201	R	FENCING:RENEW CHESTNUT NE 1.5M AND POSTS Fencing:Renew chestnut pale fencing ne 1.50m high including for taking down remnants of existing fence and posts, remove waste and debris, and renew by driving in 60mm diameter sweet chestnut posts at 2.22m centres including galvanised accessories and sweet chestnut struts and chestnut pales at 75mm centres, fixed at head and bottom with galvanised straining wire (measured per metre run of fencing).	LM	27.08
017205	R	FENCING:RENEW CHESTNUT NE 1.5M Fencing:Renew existing pales and wire on existing posts by carefully removing, remove waste and debris, and renew with chestnut pales ne 1.50m high at 75mm centres fixed at head and bottom with galvanised straining wire (measured per metre run of fencing).	LM	17.50
017209	R	FENCING:REMOVE DAMAGED CHESTNUT Fencing:Remove damaged chestnut pale fencing, remove waste and debris (measured per metre run of fencing).	LM	14.90
017211	R	FENCING:RENEW INDIVIDUAL CHESTNUT PALE Fencing:Renew cleft chestnut pale to fence including remove existing and remove waste and debris and fix new to match existing.	NO	6.79
017213	R	FENCING:LINE WIRE SUPPORT Fencing:Renew or fix new galvanised or PVC coated line wire to support cleft chestnut pale fence, fix wire to posts and fencing with galvanised staples and ties including remove and refix fencing as found expedient (measured per run of line wire).	LM	3.12
017215	R	FENCING:RENEW 75MM STRAIN POST Fencing:Renew 75mm timber sweet chestnut straining post 1.60m long to chestnut pale fencing including connecting bolt strainers, remove waste and debris.	NO	21.40
Fencing - Interwoven and Overlap Fence Panels				
017301	R	FENCING:RENEW 1.8M HIGH PANEL Fencing:Renew any interwoven or overlap fence panel ne 1.80x1.80m	NO	59.57

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and remove waste and debris.		
017302	R	FENCING:RENEW 1.2M HIGH PANEL Fencing:Renew any interwoven or overlap fence panel ne 1.80x1.20m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and remove waste and debris.	NO	54.04
017314	R	FENCING:RENEW 0.9M HIGH PANEL Fencing:Renew any interwoven or overlap fence panel ne 1.80x0.90m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and remove waste and debris.	NO	49.67
017303	R	FENCING:ERECT 1.8M HIGH PANEL WITH TIMBER POSTS Fencing:Erect tanalised 1.80m high interwoven or overlap panel fencing complete consisting of interwoven or overlap fencing panels fixed with galvanised metal support brackets to and including 75x75mm fence posts, posts set in concrete, capping, 25x150mm gravel board with centre prop, allow for all necessary excavation including excavation for posts, concrete, backfill and remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing).	LM	73.77
017304	R	FENCING:ERECT 1.2M HIGH PANEL WITH TIMBER POSTS Fencing:Erect tanalised 1.20m high interwoven or overlap panel fencing complete consisting of interwoven or overlap fencing panels fixed with galvanised metal support brackets to and including 75x75mm fence posts, posts set in concrete, capping, 25x150mm gravel board with centre prop, allow for all necessary excavation including excavation for posts, concrete, backfill and remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing).	LM	61.84
017316	R	FENCING:ERECT 0.9M HIGH PANEL WITH TIMBER POSTS Fencing:Erect tanalised 0.90m high interwoven or overlap panel fencing complete consisting of interwoven or overlap fencing panels fixed with galvanised metal support brackets to and including 75x75mm fence posts, posts set in concrete, capping, 25x150mm gravel board with centre prop, allow for all necessary excavation including excavation for posts, concrete, backfill and remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing).	LM	54.79
017305	R	FENCING:ERECT 1.8M HIGH PANEL WITH PCC POSTS Fencing:Erect tanalised 1.80m high interwoven or overlap panel fencing complete consisting of 1 interwoven or overlap fencing panels fixed with galvanised metal support brackets to and including 100x100mm pcc posts, posts set in concrete, capping 25x150mm precast concrete gravel board, allow for all necessary excavation including excavation for posts, concrete, backfill and remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing).	LM	103.58
017306	R	FENCING:ERECT 1.2M HIGH PANEL WITH PCC POSTS Fencing:Erect tanalised 1.20m high interwoven or overlap panel fencing complete consisting of 1 interwoven or overlap fencing panels fixed with galvanised metal support brackets to and including 100x100mm pcc posts, posts set in concrete, capping 25x150mm precast concrete gravel board, allow for all necessary excavation including excavation for posts, concrete, backfill and remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing).	LM	90.85
017318	R	FENCING:ERECT 0.9M HIGH PANEL WITH PCC POSTS Fencing:Erect tanalised 0.90m high interwoven or overlap panel fencing complete consisting of 1 interwoven or overlap fencing panels fixed with galvanised metal support brackets to and including 100x100mm pcc posts, posts set in concrete, capping 25x150mm precast concrete gravel	LM	81.61

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		board, allow for all necessary excavation including excavation for posts, concrete, backfill and remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing).		
017307	U	FENCING:REMOVE PANEL FENCE COMPLETE Fencing:Remove any panel fencing complete including timber or concrete posts, gravel boards etc. and remove waste and debris, fill post holes with top soil and reinstate paths and gardens (measured per metre run of fencing).	LM	10.71
017319	R	FENCING:RENEW 0.9M HIGH PANEL WITH TIMBER POSTS Fencing:Renew tanalised 0.90m high interwoven or overlap panel fencing complete consisting of interwoven or overlap fencing panels fixed with galvanised metal support brackets to and including 75x75mm fence posts, posts set in concrete, capping, 25x150mm gravel board with centre prop, allow for all necessary excavation including excavation for posts, concrete, backfill, including for taking down remnants of existing fence and posts set in concrete, remove waste and debris (measured per metre run of fencing).	LM	67.34
017321	R	FENCING:RENEW 1.2M HIGH PANEL WITH TIMBER POSTS Fencing:Renew tanalised 1.20m high interwoven or overlap panel fencing complete consisting of interwoven or overlap fencing panels fixed with galvanised metal support brackets to and including 75x75mm fence posts, posts set in concrete, capping, 25x150mm gravel board with centre prop, allow for all necessary excavation including excavation for posts, concrete, backfill, including for taking down remnants of existing fence and posts set in concrete, remove waste and debris (measured per metre run of fencing).	LM	67.45
017323	R	FENCING:RENEW 1.8M HIGH PANEL WITH TIMBER POSTS Fencing:Renew tanalised 1.80m high interwoven or overlap panel fencing complete consisting of interwoven or overlap fencing panels fixed with galvanised metal support brackets to and including 75x75mm fence posts, posts set in concrete, capping, 25x150mm gravel board with centre prop, allow for all necessary excavation including excavation for posts, concrete, backfill, including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing).	LM	89.59
017325	R	FENCING:RENEW 0.9M HIGH PANEL WITH PCC POSTS Fencing:Renew tanalised 0.90m high interwoven or overlap panel fencing complete consisting of 1 interwoven or overlap fencing panels fixed with galvanised metal support brackets to and including 100x100mm pcc posts, posts set in concrete, capping 25x150mm precast concrete gravel board, allow for all necessary excavation including excavation for posts, concrete, backfill, including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing).	LM	94.16
017327	R	FENCING:RENEW 1.8M HIGH PANEL WITH PCC POSTS Fencing:Renew tanalised 1.80m high interwoven or overlap panel fencing complete consisting of 1 interwoven or overlap fencing panels fixed with galvanised metal support brackets to and including 100x100mm pcc posts, posts set in concrete, capping 25x150mm precast concrete gravel board, allow for all necessary excavation including excavation for posts, concrete, backfill, including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing).	LM	119.41
017329	R	FENCING:RENEW 1.2M HIGH PANEL WITH PCC POSTS Fencing:Renew tanalised 1.20m high interwoven or overlap panel fencing complete consisting of 1 interwoven or overlap fencing panels fixed with	LM	96.46

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		galvanised metal support brackets to and including 100x100mm pcc posts, posts set in concrete, capping 25x150mm precast concrete gravel board, allow for all necessary excavation including excavation for posts, concrete, backfill, including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, reinstate paving and gardens as necessary (measured per metre run of fencing).		
		Fencing - Chainlink		
017400	R	FENCING:ERECT CHAINLINK FENCE AND POSTS NE 0.9M Fencing:Erect newchain link fencing ne 0.90m high with 100x100mm x 1.325m concrete posts cast into concrete with three 2.5mm diameter galvanised mild steel line wires and galvanised or plastic coated steel chainlink fencing including all fittings, ties etc. and all excavation, concrete backfill and remove waste and debris, reinstatement of paving, gardens and the like (measured per metre run of fencing).	LM	61.18
017401	R	FENCING:ERECT CHAINLINK FENCE AND POSTS NE 1.2M Fencing:Erect new chainlink fencing ne 1.20m high with 100x100mm x 1.625m concrete posts cast into concrete with three 2.5mm diameter galvanised mild steel line wires and galvanised or plastic coated steel chainlink fencing including all fittings, ties etc. and all excavation, concrete backfill and remove waste and debris, reinstatement of paving, gardens and the like (measured per metre run of fencing).	LM	70.91
017403	R	FENCING:ERECT CHAINLINK FENCE AND POSTS NE 1.8M Fencing:Erect new chainlink fencing ne 1.80m high with 100x100mm x 2.35m concrete posts cast into concrete with three 2.5mm diameter galvanised mild steel line wires and galvanised or plastic coated steel chainlink fencing including all fittings, ties etc. and all excavation, concrete backfill and remove waste and debris, reinstatement of paving, gardens and the like (measured per metre run of fencing).	LM	86.46
017404	R	FENCING:RENEW CHAINLINK ON EXISTING POSTS 0.9M Fencing:Renew chainlink fencing 0.9m high on existing posts, including removal of old and remove from site to approved tip, supply and fix new galvanised or plastic coated steel chainlink wire fencing including three 2.50mm diameter galvanised mild steel line wires and all fittings, ties etc. (measured per metre run of fencing).	LM	17.20
017405	R	FENCING:RENEW CHAINLINK ON EXISTING POSTS 1.2M Fencing:Renew chainlink fencing 1.20m high on existing posts, including removal of old and remove waste and debris, supply and fix new galvanised or plastic coated steel chainlink fencing including three 2.50mm diameter galvanised mild steel line wires and all fittings ties etc. (measured per metre run of fencing).	LM	21.07
017407	R	FENCING:RENEW CHAINLINK ON EXISTING POSTS 1.8M Fencing:Renew chainlink fencing 1.80m high on existing posts, including removal of old and remove waste and debris, supply and fix new galvanised or plastic coated steel chainlink wire fencing including three 2.50mm diameter galvanised mild steel line wires and all fittings, ties etc. (measured per metre run of fencing).	LM	25.64
017409	U	FENCING:REMOVE CHAINLINK COMPLETE Fencing:Remove any height chainlink fencing complete with concrete posts and remove waste and debris, fill holes with topsoil and reinstate paving and gardens as necessary (measured per metre run of fencing).	LM	10.71
017411	U	FENCING:RESECURE LOOSE CHAINLINK FENCE Fencing:Resecure any height loose chainlink fencing including tightening straining wires as necessary.	LM	2.23

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ITEM	PRI	DESCRIPTION	UNIT	RATE
017412	U	FENCING:REMOVE CHAINLINK Fencing:Remove any height chainlink from concrete posts, posts to be left in situ and remove waste and debris (measured per metre run of fencing).	LM	3.34
Fencing - Chain mesh				
017413	R	FENCING:ERECT CHAIN MESH FENCE AND POSTS 0.9M Fencing:Erect new 50 x 50mm galvanised chain mesh fencing 900 mm high stapled to and including 125mm machine rounded half round preservative treated timber fencing stake 1800 mm long at 1.8 m centres, and 125mm diameter machine rounded preservative treated timber corner posts, driven into ground, with 100mm face machine rounded half round top rail fixed to posts, remove waste and debris.	LM	50.52
017415	R	FENCING:RENEW CHAIN MESH FENCE AND POSTS 0.9M Fencing:Take down existing chain mesh fencing and grub up posts, and dispose off site, supply and install 50 x 50mm galvanised chain mesh fencing 900 mm high stapled to and including 125mm machine rounded half round preservative treated timber fencing stake 1800 mm long at 1.8 m centres, and 125mm diameter machine rounded corner posts 1800mm long, posts driven into ground, and 100mm face machine rounded preservative treated timber half round top rail fixed to posts, remove waste and debris.	LM	53.30
Fencing - Plastic				
018001	R	FENCING:RENEW PLASTIC PANEL 1.2M GRAVEL BOARD Fencing:Renew plastic panel fencing 1.20m high, fencing panels, concrete posts, plastic gravel board, excavation, concrete, backfill, remove debris, (measured per metre run of fencing).	LM	136.11
018003	R	FENCING:RENEW PLASTIC PANEL 1.8M GRAVEL BOARD Fencing:Renew plastic panel fencing 1.80m high, fencing panels, concrete posts, plastic gravel board, excavation, concrete, backfill, remove debris, (measured per metre run of fencing).	LM	166.26
018005	R	FENCING:RENEW PLASTIC PALISADE 1.2M Fencing:Renew plastic palisade fencing 1.20m high, plastic posts, excavation, concrete, backfill, remove debris, (measured per metre run of fencing).	LM	118.77
018007	R	FENCING:RENEW PLASTIC PALISADE 1.8M Fencing:Renew plastic palisade fencing 1.80m high, plastic posts, excavation, concrete, backfill, remove debris, (measured per metre run of fencing).	LM	125.53
018009	R	GATES:RENEW PLASTIC 1.2M HIGH Gate:Renew plastic gate 1.2M high on 18" cranked hook and band hinges, fixed to and including plastic posts ne 2.10m long, ironmongery, reinstatement.	NO	427.64
018011	R	GATES:RENEW PLASTIC 1.8M HIGH Gate:Renew plastic gate 1.8M high on 18" cranked hook and band hinges, fixed to and including plastic posts ne 2.10m long, ironmongery, reinstatement.	NO	554.54
Fencing - Garden Rail				
017501	R	FENCING:RENEW GARDEN RAIL 0.575M HIGH Fencing:Renew with or supply and fix 575mm high tanalised softwood garden rail fencing comprising 50x225mm horizontal rail splayed on top, bolted to 75x75mm x 0.90m splayed on top posts set in concrete bases at ne 2.00m centres with two (2) 9mm diameter x 150mm galvanised mild	LM	42.21

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		steel round head bolts, including excavation, concrete, backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).		
017503	R	FENCING:REMOVE GARDEN RAIL 0.575M HIGH Fencing:Remove 575mm high garden rail fencing including posts and remove waste and debris, including fill in post holes with top soil and reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	7.93
		Fencing - Hit and Miss		
017601	R	FENCING:RENEW HIT AND MISS 1.35M HIGH Fencing:Renew with or supply and fix tanalised softwood hit and miss fence 1.35m high, comprising 100x100mm posts at ne 1.80m centres, 100x50mm rails, 100x25mm pales to both faces including all excavation, concrete, backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	82.74
017603	R	FENCING:RENEW HIT AND MISS 1.8M HIGH Fencing:Renew with or supply and fix tanalised softwood hit and miss fence 1.80m high, comprising 100x100mm posts at ne 1.80m centres, 100x50mm rails, 100x25mm pales to both faces including all excavation, concrete, 100x25mm pales including all excavation, concrete backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	102.03
017604	R	FENCING:RENEW HORIZONTAL HIT AND MISS 1.8M HIGH Fencing:Renew with or supply and fix tanalised softwood horizontal hit and miss fence 1.80m high, comprising 100x100mm posts at ne 1.20m centres, posts fixed to and including concrete spur posts set in concrete, 100x50mm pales, 150x25mm rails to both faces including all excavation, concrete backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	124.47
017609	U	FENCING:REMOVE HIT AND MISS Fencing:Remove any softwood hit and miss type of fencing including posts and remove waste and debris, fill post holes with top soil and reinstate paving and gardens as necessary (measured per metre run of fencing).	LM	13.49
		Fencing - Palisade		
017605	R	FENCING:RENEW PALISADE NE 1.35M HIGH Fencing:Renew with or supply and fix tanalised softwood palisade fence ne 1.35m high with 100x100mm posts at ne 1.80m centres, 100x50mm rails, 75mm pales at 125mm centres including all excavation, concrete, backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	88.15
017607	R	FENCING:RENEW PALISADE NE 1.8M HIGH Fencing:Renew with or supply and fix tanalised softwood palisade fence ne 1.80m high with 100x100mm posts at ne 1.80m centres, 100x50mm rails, 75mm pales at 125mm centres including all excavation, concrete, backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	104.39

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
017611	U	FENCING:REMOVE PALISADE Fencing:Remove any palisade type of fencing including posts and remove waste and debris, fill post holes with top soil and reinstate paving and gardens as necessary (measured per metre run of fencing).	LM	13.49
Fencing - Post and Rail				
017651	R	FENCING:RENEW POST AND 2 RAIL Fencing:Renew with or supply and fix tanalised softwood post and two rail fence with 75x125mm posts at ne 1.80m centres, 100x38mm rails, including all excavation, concrete, backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	58.80
017653	R	FENCING:RENEW POST AND 3 RAIL Fencing:Renew with or supply and fix tanalised softwood post and three rail fence with 75x125mm posts at ne 1.80m centres, 100x38mm rails, including all excavation, concrete, backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	66.21
Fencing - Post and Wire				
017901	R	FENCING:ERECT POST AND WIRE 1.2M Fencing:Erect post and wire fencing 1.20m high with 100x100x1.625m concrete posts cast into concrete with three 2.5mm diameter galvanised mild or plastic coated steel line wires including all fittings, ties etc. and including all excavation, concrete, backfill and remove waste and debris, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	40.99
017903	R	FENCING:RENEW WIRES TO EXISTING POSTS 1.2M Fencing:Renew wire fencing 1.20m high on existing posts, including removal of old and remove waste and debris, supply and fix three new galvanised or plastic coated steel 2.50mm diameter line wires and all fittings, ties etc. (measured per metre run of fencing).	LM	6.03
017905	U	FENCING:RENEW REFIX OR FIX NEW LINE WIRE Fencing:Renew, refix or fix new galvanised or PVC coated line wire to post and wire fence, fix wire to posts including remove and refix fencing as found expedient, remove waste and debris (measured per run of line wire).	LM	2.18
Fencing - Concrete Panel				
017701	U	FENCING:REMOVE PCC POST AND SLAB Fencing:Remove precast concrete post and slab fencing 1.20m high and remove waste and debris, fill post holes with top soil and reinstate paving gardens and the like as necessary (measured per metre run of fencing).	LM	13.49
Fencing - Sundry Repairs				
017801	U	FENCING:MAKE SAFE FENCING Fencing:Make safe any unstable fence and or gate including but not limited to resecure and or refix fencing, brace and or reset and or refix post, rehang gate or resecure.	LM	22.53
017803	R	FENCING:RENEW TIMBER PALE AND LAG Fencing:Renew any type of fencing pale or lag with ne 25x150mm tanalised timber including all labours, remove waste and debris.	NO	10.00

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
017805	U	FENCING:REFIX TIMBER PALE AND LAG Fencing:Refix any type of fencing pale or lag including remove and refix as necessary.	NO	3.07
017807	U	FENCING:FIX GALVANISED REPAIR BRACKET Fencing:Supply and fix galvanised repair bracket to rail and post including all cutting and fitting to suit.	NO	6.24
017809	R	FENCING:RENEW RAIL TO POST AND RAIL Fencing:Renew 100x38mm tanalised timber rail to post and rail fencing.	LM	10.29
Fencing - Posts				
019001	U	FENCE POST:EXCAVATE REMOVE AND MAKE GOOD Fence Post:Excavate and remove remnants of damaged post with earth or concrete surround, fill hole with top soil, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	13.52
019003	U	FENCE POST:REFIX LOOSE POST Fence Post:Refix any type of loose post including reset any post set in earth or concrete without removing and refixing any post fixed to brickwork, concrete and make good.	NO	13.05
019005	R	FENCE POST:RENEW TIMBER TO HARDCORE OR CONCRETE Fence Post:Renew tanalised softwood fence post set in hardcore or concrete size 100x100mm and ne 2.40m long including any struts, excavate hole, place hardcore and or concrete, backfill, remove and refix fencing, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	51.47
019007	R	FENCE POST:RENEW TIMBER TO BRICKWORK Fence Post:Renew tanalised softwood fence post fixed to brickwork size 100x100mm and ne 2.40m long including remove and refix fencing and or gates and drill plug and screw, remove waste and debris and make good.	NO	43.65
019009	R	FENCE POST:RENEW TIMBER IN METPOST Fence Post:Renew 75x75mm tanalised softwood fence post ne 2.40m long with post fixed into driven or bolted Metpost or other equal and approved including any struts, remove and refix fencing, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	33.79
019011	R	FENCE POST:RENEW PCC NE 1.5M Fence Post:Renew precast concrete fence post or spur set in hardcore or concrete ne 100x100mm and ne 1.50m long including any struts, excavate hole, place hardcore and concrete, backfill, remove and refix fencing, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	64.44
019013	R	FENCE POST:RENEW PCC OVER 1.5M Fence Post:Renew precast concrete fence post or spur set in hardcore or concrete ne 100x100mm and over 1.50m long including any struts, excavate hole, place hardcore or concrete, backfill, remove and refix fencing, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	85.68
019015	R	FENCE POST:FIX 50X100MM SW BATTEN Fence Post:Supply and fix 50x100mm tanalised softwood batten to precast concrete post ne 1.80m long including drill and bolt batten to post.	NO	20.48
019021	R	FENCE POST:REPAIR WITH METSPUR Fence Post:Repair broken post with 'Metspur' or other equal and approved fitting including driving spur into ground and bolting to existing post, supply all necessary struts and reinstate paths and gardens on completion and	NO	27.72

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		remove waste and debris.		
		Fencing - Timber Gates		
021001	R	GATE:RENEW TIMBER NE 1.0SM Gate:Renew tanalised softwood single leaf gate ne 1.00sm overall, comprising of two 144x27mm ledges, five 144x20mm vertical boards at 175mm centres and one 144x27mm diagonal brace, including new galvanised steel strap hinges and hangers fixed to existing concrete post, new galvanised mild steel auto catch, prepare for and decorate, remove waste and debris.	NO	87.82
021003	R	GATE:RENEW TIMBER NE 1.5SM Gate:Renew tanalised softwood single leaf gate ne 1.50sm overall, comprising two 144x27mm ledges, five 144x20mm vertical boards at 175mm centres and one 144x27mm diagonal brace, including new galvanised steel strap hinges and hangers fixed to existing concrete post, new galvanised mild steel auto catch, prepare for and decorate, remove waste and debris.	NO	145.47
021005	R	GATE:RENEW PAIR TIMBER NE 2.5SM OVERALL Gate:Renew tanalised softwood two leaved gate ne 2.50sm overall, each leaf comprising two 144x27mm ledges six 144x20mm vertical boards at 175mm centres and one 144x27mm diagonal brace, including new galvanised steel strap hinges and hangers fixed to existing concrete posts, new galvanised mild steel auto catch, prepare for and decorate, remove waste and debris.	NO	292.57
021002	R	GATE:INSTALL TIMBER NE 1.0SM AND POSTS Gate:Install tanalised softwood single leaf gate ne 1.00sm overall, comprising of two 144x27mm ledges, five 144x20mm vertical boards at 175mm centres and one 144x27mm diagonal brace, including galvanised steel strap hinges and hangers fixed to and including precast concrete posts ne 1.65m long, galvanised mild steel auto catch, prepare for and decorate, posts set in concrete including all excavation, concrete, backfill, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	223.80
021004	R	GATE:INSTALL TIMBER NE 1.5SM AND POSTS Gate:Install tanalised softwood single leaf gate ne 1.50sm overall, comprising two 144x27mm ledges, five 144x20mm vertical boards at 175mm centres and one 144x27mm diagonal brace, including galvanised steel strap hinges and hangers fixed to and including precast concrete posts ne 2.15m long, galvanised mild steel auto catch, prepare for and decorate, posts set in concrete including all excavation, concrete, backfill, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	298.86
021006	R	GATES:INSTALL PAIR TIMBER NE 2.5SM AND POST Gates:Install tanalised softwood two leaved gate ne 2.5sm overall, each leaf comprising two 144x27mm ledges, six 144x20mm vertical boards at 175mm centres and one 144x27mm diagonal brace, including steel strap hinges and hangers fixed to and including precast concrete posts, galvanised mild steel auto catch, prepare for and decorate, posts set in concrete including all excavation, concrete, backfill and remove waste and debris, reinstate paving, gardens and like as necessary.	NO	461.40
021007	U	GATE:REPAIR AND EASE AND ADJUST TIMBER GATE Gate:Repair any damaged timber gate including ease and adjust, remove and rehang as necessary including adjust stop, supply and fix new timbers and scarf new sections as required and redecorate to match existing.	NO	35.76
021013	R	GATE:RENEW GATE AND FENCE CAPPING	LM	7.71

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		Gate:Renew any type and size of gate or fence capping with softwood tanalised capping to match and redecorate to match existing, remove waste and debris.		
021021	R	GATE:INSTALL TIMBER PANEL 1.2M HIGH Gate:Install tanalised softwood single leaf gate comprising 0.90m wide x 1.20m high interwoven or overlap panel with additional diagonal brace, including galvanised steel hinges fixed to and including 100x100mm treated softwood posts ne 1.85m long, galvanised mild steel auto catch, prepare for and decorate, posts set in concrete including all excavation, concrete, backfill, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	170.77
021023	R	GATE:INSTALL TIMBER PANEL 1.8M HIGH Gate:Install tanalised softwood single leaf gate comprising 0.90m wide x 1.80m high interwoven or overlap panel with additional diagonal brace, including galvanised steel hinges fixed to and including 100x100mm treated softwood posts ne 2.45m long, galvanised mild steel auto catch, prepare for and decorate, posts set in concrete including all excavation, concrete, backfill, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	232.88
Fencing - Metal Gates				
023001	R	GATE:RENEW METAL NE 1.0SM Gate:Renew galvanised mild steel gate ne 1.00sm, overall consisting of 25x25x3mm angle frame with corners mitred and welded and seven 10x10mm balusters with ends welded to frame, including sliding bolt, stop and one pair of hanging lugs fixed to brickwork or concrete, prepare for and decorate, remove waste and debris.	NO	143.10
023003	R	GATE:RENEW METAL NE 2.0SM Gate:Renew galvanised mild steel gate ne 2.00sm overall consisting of 25x25x3mm angle frame with corners mitred and welded and seven 10x10mm balusters with ends welded to frame, including sliding bolt, stop and one pair of hanging lugs fixed to brickwork or concrete, prepare for and decorate, remove waste and debris.	NO	191.21
023009	U	GATE:REPAIR AND EASE AND ADJUST METAL GATE Gate:Ease and adjust any metal gate including remove and refix and carry out any minor repairs and or adjustments as necessary, make good paintwork to match existing.	NO	28.09
019031	U	GATE:SUPPLY AND FIT SLAMMING PLATE Gate:Supply and fit or renew slamming plate and rubber buffer welded to gate or post, make good decoration and remove waste and debris.	IT	80.62
023011	U	GATE:OVERHAUL METAL GATE INC WELDING Gate:Overhaul and repair gate including taking off easing and adjusting, rehangng, welding on new /existing hinge straightening members and leave in working order.	NO	47.98
023013	U	GATE:RENEW FB4 LOCK TO METAL GATE Gate:Renew FB4 fire brigade lock to any gate, remove waste and debris.	NO	125.38
023016	U	GATE:RENEW FB1 OR FB2 COMPLETE Gate:Renew Fire Brigade FB1 or FB2 rim deadlock, keep and single escutcheon, including altering gate as necessary for new lock and provide two FB1 or FB2 mortice/rim keys.	NO	125.22
023017	U	GATE:EASE AND ADJUST ANY CLOSER Gate:Ease and adjust any type gate closer or gate restrictor to ensure correct operation including slowing down or speeding up closing action.	IT	28.09

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
023021	U	GATE:REPAIR GATE WITH EASYGATE REPAIR KIT Gate:Repair any gate with Easygate Repair Kit and ease and adjust gate including make good decorations and remove waste and debris.	IT	303.48
023023	U	GATE:REPAIR GATE WITH IAE REPAIR KIT Gate:Repair any gate with IAE Repair Kit and ease and adjust gate including make good decorations and remove waste and debris.	IT	252.38
023041	U	GATE:SUPPLY AND FIT DROP BOLT Gate:Supply and fit or renew drop bolt to metal gate including all fixings or welding and keep. Make good decorations and surfaces and remove waste and debris.	IT	58.27
023043	U	GATE:SUPPLY AND FIT EASYGATE WITH LOCKABLE SLIDER Gate:Supply and fit or renew Easygate gate ne 1.00sm, overall consisting of 50x50x3mm angle frame with corners mitred and welded and eight 16mm diameter balusters with ends welded to frame, including sliding bolt, stop and one pair of lugs including posts set in concrete, prepare for and decorate, make good surfaces, remove waste and debris. closer with lockable slider.	IT	905.82
023045	U	GATE:SUPPLY AND FIT FENCESECURE CLOSER Gate:Supply and fit or renew Fencesecure gate closer or equal approved in accordance with manufacturers instructions including any alterations required to gate or post, make good decorations and remove waste and debris.	IT	86.88
023047	U	GATE:SUPPLY AND FIT GERDA LOCK TO GALLOWS GATE Gate:Supply and fit or renew any Gerda lock and keep to gallows gate, including altering gate as necessary for new lock and provide two Gerda keys.	NO	229.19
023051	U	GATE:SUPPLY AND FIT MONOHINGE AND BEARINGS Gate:Supply and fit or renew Monohinge gate closer and bearings including all fixings, making good to decorations, remove waste and debris.	IT	251.62
023053	U	GATE:SUPPLY AND FIT NOREG HD CLOSER Gate:Supply and fit or renew Noreg heavy duty gate closer or equal approved in accordance with manufacturers instructions including any alterations required to gate or post, make good decorations and remove waste and debris.	IT	98.70
023055	U	GATE:SUPPLY AND FIT RUBBER BUFFER Gate:Supply and fit or renew rubber buffer to gate or post, make good decoration and remove waste and debris.	IT	17.73
023061	R	GATE:RENEW METAL NE 1.0SM BOW TOPPED Gate:Renew galvanised mild steel bow topped gate 900mm wide x 850mm high, overall consisting of 25 x 25 x 3mm angle frame with corners mitred and welded and seven 10 x 10mm balusters with ends welded to frame, including sliding bolt, stop and one pair of hanging lugs fixed to brickwork or concrete post, prepare for and decorate, remove waste and debris.	NO	146.03
023063	R	GATE:RENEW METAL 1100MM BOW TOPPED Gate:Renew galvanised mild steel bow topped gate 900mm wide x 1100mm high, overall consisting of 25 x 25 x 3mm angle frame with corners mitred and welded and seven 10 x 10mm balusters with ends welded to frame, including sliding bolt, stop and one pair of hanging lugs fixed to brickwork or concrete post, prepare for and decorate, remove waste and debris.	NO	152.92

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
023065	R	GATE:RENEW METAL 1200MM BOW TOPPED Gate:Renew galvanised mild steel bow topped gate 900mm wide x 1200mm high, overall consisting of 25 x 25 x 3mm angle frame with corners mitred and welded and seven 10 x 10mm balusters with ends welded to frame, including sliding bolt, stop and one pair of hanging lugs fixed to brickwork or concrete post, prepare for and decorate, remove waste and debris.	NO	162.75
023071	U	GATE:REMOVE METAL SINGLE GATE AND POSTS Gate:Take off and clear away metal gate and posts set in concrete any size, fill post holes with topsoil and reinstate paths and gardens, remove waste and debris.	NO	36.72
Fencing - Gate Posts				
025001	R	GATE POST:RENEW TIMBER Gate Post:Renew gate post with tanalised softwood post, post size 100x125mm, set in concrete, including all excavation, concrete, backfill and remove waste and debris, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary, transfer existing latch keep or gudgeon pins, redecorate to match existing.	NO	75.99
025003	R	GATE POST:RENEW PCC Gate Post:Renew gate post with precast concrete ne 1.65m long, set in concrete, including all excavation, concrete, backfill and remove waste and debris, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary, transfer existing latch keep or gudgeon pins.	NO	75.71
025005	R	GATE FRAME:RENEW TIMBER Gate Frame:Renew gate frame with tanalised softwood gate frame, including plug and screw frame to brickwork and redecorate to match existing, remove waste and debris.	LM	48.70
025011	R	GATE POST:RENEW OR SUPPLY ANCHOR POST Gate Post:Renew or supply and fix new gate anchor post of any type and size complete with all clips and fastenings, set in concrete, including all excavation, concrete, backfill, remove waste and debris, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary and prepare for redecoration.	NO	67.60
021011	R	GATE:RENEW 50X25MM STOP NE 2.0M Gate:Renew 50x25mm tanalised softwood gate stop ne 2.00m long fixed to gate frame and redecorate to match existing, remove waste and debris.	NO	11.78
019018	U	GATE POST AND GATE:RENEW AND REPAIR ANY FITTING Gate Post and Gate:Renew or repair any single fitting to post or timber or metal gate including any gate hinge, gudgeon, band, pivot plate or pivot socket, spring, any post or gate catch or bolt, remove waste and debris (measured per complete fitting).	NO	27.88
Fencing - Client Inspection				
098003	U	CLIENT INSPECTION:FENCING Client Inspection:Undertake client inspection and testing etc. in connection with fencing and report to Client Representative (any repairs required to be ordered must be instructed by Client Representative). Not to be claimed in conjunction with associated works.	IT	16.68

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
DRAINAGE				
Gullies				
035001	R	GULLY:INSTALL CLAY BACK INLET GULLY Gully:Excavate, level and compact bottoms and set any type of vitrified clay gully with 100mm back inlet and grating including setting and surrounding in concrete, backfill, remove waste and debris, and reinstate paving, gardens and the like as necessary, testing.	NO	276.63
035002	R	GULLY:RENEW BACK INLET GULLY Gully:Break out any concrete dishing or surround to gully, excavate remove existing gully, additional excavation, level and compact bottoms and set any type of PVCu gully with 100mm back inlet and grating including setting and surrounding in concrete, backfill, remove waste and debris, and reinstate paving, gardens and the like as necessary, testing.	NO	162.21
035003	R	GULLY:INSTALL PVCU BACK INLET GULLY Gully:Excavate, level and compact bottoms and set any type of PVCu gully with 100mm back inlet and grating including setting and surrounding in concrete, backfill, remove waste and debris, and reinstate paving, gardens and the like as necessary, testing.	NO	128.85
035004	R	GULLY:INSTALL PVCU YARD GULLY Gully:Excavate, level and compact bottoms and set any type of PVCu yard gully and grating including setting and surrounding in concrete, backfill, remove waste and debris, and reinstate paving, gardens and the like as necessary, testing.	NO	122.74
035005	U	GULLY:REMOVE AND SEAL OFF AND MAKE GOOD Gully:Excavate, remove existing gully (any type) seal pipe, backfill and make good, remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	19.60
035006	R	GULLY:RENEW YARD GULLY Gully:Break out any concrete dishing, excavate, remove existing gully, additional excavation, level and compact bottoms and set any type of PVCu yard gully and grating including setting and surrounding in concrete, backfill, remove waste and debris, and reinstate paving, gardens and the like as necessary, testing.	NO	139.41
035007	U	GULLY:RENEW ANY TYPE SURROUND AND KERB Gully:Renew precast concrete or brick gully surround or kerb bedded in cement mortar (1:4) including breaking up existing and remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	36.74
035009	U	GULLY:RENEW GRATING Gully:Renew missing or damaged any size or type of gully grating, remove waste and debris.	NO	7.17
035013	U	GULLY:RENEW INSPECTION PLATE Gully:Renew missing or damaged any size or type of screwed down inspection plate to gully or rodding eye, remove waste and debris.	NO	35.25
Land Drainage and Soakaways				
Land Drainage				
041000	R	LAND DRAIN:NE 110MM NE 1.0M DEEP Land Drain:Excavate trench maximum 630mm wide ne 1.00m deep, remove waste and debris, lay 50mm granular bed, ne 110mm concrete or plastic land drain pipe and matting, backfill trench in stone to within 200mm of existing ground level, level with topsoil, include for all necessary	LM	175.36

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		bends, junctions and connections.		
041001	R	LAND DRAIN:NE 110MM NE 2.0M DEEP Land Drain:Excavate trench maximum 630mm wide over 1.00m ne 2.00m deep, remove waste and debris, lay 50mm granular bed, ne 110mm concrete or plastic land drain pipe and matting, backfill trench in stone to within 200mm of existing ground level, level with topsoil, include for all necessary bends, junctions and connections.	LM	310.98
		Soakaways		
041005	R	SOAKAWAY:EXCAVATE NEW Soakaway:Excavate for new soakaway ne 2.00m deep, lift turf and set aside, excavate soakaway, remove excavated material to temporary spoil heap where directed, fill excavation with hard, dry, broken, masonry, stone or gravel ne 100mm gauge to within 250mm of existing ground level, backfill as necessary with excavated material from temporary debris heap, remove waste and debris from temporary spoil heap, relay turfs.	CM	355.70
041007	R	SOAKAWAY:CLEAR EXISTING Soakaway:Excavate to locate soakaway ne 2.00m deep, lift turf and set aside, excavate soakaway, remove excavated material to temporary spoil heap where directed, clear debris from soakaway, refill with new and existing soakaway medium to within 250mm of existing ground level, backfill with excavated material from temporary debris heap, remove waste and debris from temporary spoil heap, relay turfs.	CM	344.58
041009	R	SOAKAWAY:EXCAVATE NEW PVC CRATE Soakaway:Excavate for new soakaway ne 2.00m deep, lift turf and set aside, excavate soakaway, remove excavated material to temporary spoil heap where directed, fill excavation with new PVC crate system wrapped in suitable geotextile membrane to within 250mm of existing ground level, backfill as necessary with excavated material from temporary spoil heap, remove waste and debris from temporary spoil heap, relay turfs.	CM	676.43
041011	R	SOAKAWAY:CLEAR EXISTING WITH PVC CRATE Soakaway:Excavate to locate soakaway ne 2.00m deep, lift turf and set aside, excavate soakaway, remove excavated material to temporary spoil heap where directed, clear debris from soakaway, refill with new PVC crate system wrapped in suitable geotextile membrane to within 250mm of existing ground level, backfill with excavated material from temporary spoil heap, remove waste and debris from temporary spoil heap, relay turfs.	CM	665.32
		Drainage - Aco Domestic Channel Drains		
042001	R	DRAIN:INSTALL ACO DOMESTIC CHANNEL PLASTIC Drain:Supply and lay ACO Hexdrain or other equal and approved polypropylene channel drain and black plastic grating in conjunction with new or renewed paved surfacing, clip channels together complete with all fixings, outlets, angle and end units, make all connections to existing pipework, testing, remove waste and debris.	LM	33.78
042003	R	DRAIN:INSTALL ACO DOMESTIC CHANNEL STEEL Drain:Supply and lay ACO Hexdrain or other equal and approved polypropylene channel drain and galvanised steel grating in conjunction with new or renewed paved surfacing, clip channels together complete with all fixings, outlets, angle and end units, make all connections to existing pipework, testing, remove waste and debris.	LM	37.68
042005	R	DRAIN:INSTALL ACO DOMESTIC CHANNEL BRICKSLOT Drain:Supply and lay ACO Hexdrain or other equal and approved brickslot polypropylene channel drain in conjunction with new or renewed brick paved surfacing, clip channels together complete with all fixings, outlets,	LM	41.82

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		angle and end units, make all connections to existing pipework, testing, remove waste and debris.		
040301	R	DRAIN CHANNEL:RENEW WITH DOMESTIC CHANNEL PLASTIC Drain Channel:Remove existing drainage channel and renew with or supply and lay proprietary polypropylene channel drain and black plastic grating, any additional excavation and sub-base, clip channels together complete with all fixings, outlets, angle and end units, make all connections to existing pipework, test, remove waste and debris.	LM	39.34
040303	R	DRAIN CHANNEL:RENEW WITH DOMESTIC CHANNEL STEEL Drain Channel:Remove existing drainage channel and renew with or supply and lay proprietary polypropylene channel drain and galvanised steel grating, any additional excavation and sub-base, clip channels together complete with all fixings, outlets, angle and end units, make all connections to existing pipework, test, remove waste and debris.	LM	43.24
040305	R	DRAINCHANNEL:RENEW WITH DOMESTIC CHANNEL BRICKSLOT Drain Channel:Remove existing drainage channel and renew with or supply and lay proprietary brickslot polypropylene channel drain, any additional excavation and sub-base, clip channels together complete with all fixings, outlets, angle and end units, make all connections to existing pipework, test, remove waste and debris.	LM	47.38
040307	R	DRAIN:REMOVE REFIT DRAIN CHANNEL GRATING Drain:Remove and refit proprietary drain channel galvanised steel grating.	LM	5.56
040309	R	DRAIN:PROVIDE OR RENEW DRAIN CHANNEL GRATING Drain:Provide and install or renew proprietary drain channel galvanised steel grating.	LM	17.59

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ITEM	PRI	DESCRIPTION	UNIT	RATE
BRICKWORK				
Brick/Block Walling				
Walls - Demolition				
101101	R	WALL:DEMOLISH EXTERNAL 1/2B WALL Wall:Take down external half brick wall and remove waste and debris.	SM	30.51
101103	R	WALL:DEMOLISH EXTERNAL 1B WALL Wall:Take down external one brick wall and remove waste and debris.	SM	53.07
101105	R	WALL:DEMOLISH EXTERNAL 1-1/2B WALL Wall:Take down external one and a half brick wall and remove waste and debris.	SM	85.07
101107	R	WALL:DEMOLISH EXTERNAL CAVITY WALL Wall:Take down external cavity wall and remove waste and debris.	SM	50.08
101109	R	WALL:DEMOLISH EXTERNAL BLOCKWORK NE 100MM Wall:Take down ne 100mm thick external block wall and remove waste and debris.	SM	22.35
101111	R	WALL:DEMOLISH EXTERNAL BLOCKWORK NE 225MM Wall:Take down exceeding 100mm and ne 225mm thick external block wall and remove waste and debris.	SM	41.95
101121	R	WALL:DEMOLISH PLASTERED 1/2B WALL Wall:Take down half brick or 100mm blockwork non-load bearing wall and remove waste and debris, including associated doors, frames, skirtings, plaster etc., make good the existing structure at intersection with internal and external walls, make good to existing floor and screeds, plaster ceiling and skirtings.	SM	46.87
101123	R	WALL:DEMOLISH PLASTERED 1B WALL Wall:Take down one brick or over 100mm and ne 225mm blockwork non-load bearing wall and remove waste and debris, including associated doors, frames, skirtings, plaster etc., make good the existing structure at intersection with internal and external walls, make good to existing floor/screeds, plaster ceiling and skirtings.	SM	74.92
Walls - Construction				
101301	R	WALL:BUILD 1/2B WALL IN COMMONS Wall:Supply and lay new common bricks in half brick wall bedded and pointed in cement lime mortar (1:1:6).	SM	133.38
101303	R	WALL:BUILD 1B WALL IN COMMONS Wall:Supply and lay new common bricks in one brick wall bedded and pointed in cement lime mortar (1:1:6).	SM	243.79
101305	R	WALL:BUILD 1-1/2B WALL IN COMMONS Wall:Supply and lay new common bricks in one and a half brick wall in cement lime mortar (1:1:6).	SM	354.02
101307	R	WALL:BUILD CAVITY WALL IN COMMONS Wall:Supply and lay new common bricks in cavity wall to match existing, bedded and pointed in cement lime mortar (1:1:6) including form cavity with 5 No. wall ties per square metre.	SM	256.74

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ITEM	PRI	DESCRIPTION	UNIT	RATE
101308	R	WALL:BUILD INSULATED CAVITY WALL IN COMMONS Wall:Supply and lay new common bricks in cavity wall to match existing, bedded and pointed in cement lime mortar (1:1:6) including form cavity with 5 No. wall ties per square metre and insulation batts.	SM	272.48
101309	R	WALL:BUILD 1/2B WALL IN FACINGS Wall:Supply and lay new facing bricks in half brick wall bedded and pointed in cement lime mortar (1:1:6) as the work proceeds.	SM	173.96
101311	R	WALL:BUILD 1B WALL IN FACINGS Wall:Supply and lay new facing bricks in one brick wall bedded and pointed in cement lime mortar (1:1:6) as the work proceeds.	SM	322.18
101313	R	WALL:BUILD CAVITY WALL IN FACINGS Wall:Supply and lay new facing bricks in cavity wall to match existing, bedded and pointed in cement lime mortar (1:1:6) as the work proceeds including form cavity with 5 No. wall ties per square metre.	SM	326.79
101317	R	WALL:BUILD NE 100MM BLOCK WALL Wall:Supply and lay new ne 100mm thick blockwork in walls, bedded and pointed in cement lime mortar (1:1:6).	SM	68.31
101319	R	WALL:BUILD 225MM BLOCK WALL Wall:Supply and lay new 225mm thick blockwork in walls, bedded and pointed in cement lime mortar (1:1:6).	SM	121.10
Walls - Rebuilding				
101501	R	WALL:REBUILD 1/2B WALL IN COMMONS Wall:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild half brick wall in common bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	150.06
101503	R	WALL:REBUILD 1B WALL IN COMMONS Wall:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild one brick wall in common bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	274.36
101505	R	WALL:REBUILD 1/2B WALL IN FACINGS Wall:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild half brick wall in facing bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	193.42
101507	R	WALL:REBUILD 1B WALL IN FACINGS Wall:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild one brick wall in facing bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	349.98
101511	R	WALL:REBUILD NE 100MM BLOCK WALL Wall:Demolish as necessary, clean off blocks suitable for re-use and stack, and clear away unsuitable blocks and debris, rebuild ne 100mm blockwork in cement lime mortar (1:1:6) bed and point to match existing and remove waste and debris.	SM	76.65
101513	R	WALL:REBUILD 225MM BLOCK WALL	SM	129.44

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		Wall:Demolish as necessary, clean off blocks suitable for re-use and stack, and clear away unsuitable blocks and debris, rebuild 225mm blockwork in cement lime mortar (1:1:6) bed and point to match existing and remove waste and debris.		
101515	R	FIREWALL:REBUILD 1B WALL IN COMMONS Firewall:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris and rebuild one brick firewall in roof space, in common bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	313.27
101517	R	CHIMNEY BREAST:REBUILD IN ROOF SPACE Chimney Breast:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris and rebuild chimney breast in roof space, in common bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	313.27
		Piers		
101701	R	PIER:REBUILD 1B WIDE ATTACHED IN COMMONS 112MM Pier:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild attached pier in common bricks, one brick wide x half brick projection, bedded and pointed in cement lime mortar (1:1:6) to match existing and remove waste and debris.	LM	56.39
101703	R	PIER:REBUILD 1B ISOLATED IN COMMONS Pier:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild one brick isolated pier in common bricks with brick on edge coping, bedded and pointed in cement lime mortar (1:1:6) to match existing including building in any gudgeons, gate keeps or similar built in items and remove waste and debris.	LM	145.33
101705	R	PIER:REBUILD 1-1/2B WIDE ATTACHED IN COMMONS Pier:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild attached pier in common bricks, one and a half brick wide, half brick projection, bedded and pointed in cement lime mortar (1:1:6) to match existing and remove waste and debris.	LM	93.50
101707	R	PIER:REBUILD 1-1/2B ISOLATED IN COMMONS Pier:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild one and a half brick isolated pier in common bricks with brick on edge coping, bedded and pointed in cement lime mortar (1:1:6) to match existing including building in any gudgeons, gate keeps or similar built in items and remove waste and debris.	LM	214.84
101709	R	PIER:REBUILD 1B WIDE ATTACHED IN FACINGS 112MM Pier:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild attached pier in facing bricks one brick wide, half brick projection, bedded and pointed in cement lime mortar (1:1:6) to match existing and remove waste and debris.	LM	73.27
101711	R	PIER:REBUILD 1B ISOLATED IN FACINGS Pier:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild one brick isolated pier in facing bricks with brick on edge coping, bedded and pointed in cement	LM	164.99

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		lime mortar (1:1:6) to match existing including building in any gudgeons, gate keeps or similar built in items and remove waste and debris.		
101713	R	PIER:REBUILD 1-1/2B WIDE ATTACHED IN FACINGS Pier:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild attached pier in facing bricks, one and a half brick wide, half brick projection, bedded and pointed in cement lime mortar (1:1:6) to match existing and remove waste and debris.	LM	117.59
101715	R	PIER:REBUILD 1-1/2B ISOLATED IN FACINGS Pier:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild one and a half brick isolated pier in facing bricks with brick on edge coping, bedded and pointed in cement lime mortar (1:1:6) to match existing including building in any gudgeons, gate keeps or similar built in items and remove waste and debris.	LM	253.28
Brick/Block Repairs				
101901	R	WALL:REPAIR FRACTURE Fracture:Remove any applied finish and cut out bricks as necessary to either side of fracture, one face only, stitch in new bricks, bed and point to match existing in cement lime mortar (1:1:6), make good any applied finishes and remove waste and debris (measured over mean general line of fracture).	LM	100.36
101903	R	WALL:REPAIR SMALL PATCH IN COMMONS Wall:Cut out bricks from face of wall, clean and clear away, lay upto 15 No. new common bricks in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.	IT	60.04
101905	R	WALL:REPAIR LARGE PATCH IN COMMONS Wall:Cut out bricks from face of wall, clean and clear away, lay over 15 No. new common bricks upto 2sm in area in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.	IT	214.84
101907	R	WALL:REPAIR SMALL PATCH IN FACINGS Wall:Cut out bricks from face of wall, clean and clear away, lay upto 15 No. new facing bricks in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.	IT	65.99
101909	R	WALL:REPAIR LARGE PATCH IN FACINGS Wall:Cut out bricks from face of wall, clean and clear away, lay over 15 No. new facing bricks upto 2sm in area in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.	IT	283.35
101911	R	WALL:RENEW INDIVIDUAL 100MM BLOCK Wall:Cut out old 100mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (first block).	NO	13.44
101913	R	WALL:RENEW SUBSEQUENT 100MM BLOCKS Wall:Cut out old 100mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (subsequent blocks).	NO	8.27
101915	R	WALL:RENEW INDIVIDUAL 225MM BLOCK Wall:Cut out old 225mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing	NO	21.63

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		and remove waste and debris (first block).		
101917	R	WALL:RENEW SUBSEQUENT 225MM BLOCKS Wall:Cut out old 225mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (subsequent blocks).	NO	16.84
		Repointing		
102103	R	WALL:RAKE OUT AND REPOINT BRICKWORK Wall:Rake out existing joints of brickwork minimum 12mm deep and repoint brickwork in mortar to match existing and remove waste and debris.	SM	35.23
102105	R	WALL:RAKE OUT AND REPOINT JOINT OF BRICKWORK Wall:Rake out existing mortar joint as necessary minimum 12mm and repoint in mortar to match existing in joints to cills, sides of door/window frames or concrete cladding joints etc. and remove waste and debris.	LM	7.02
102107	R	WALL:RAKE OUT AND REPOINT EXPANSION JOINT Wall:Rake out existing pointing to expansion joint minimum 18mm deep and repoint in mastic to match existing and remove waste and debris.	LM	10.50
		Cavities		
102503	R	WALL:CLEAR CAVITY AREAS NE 1.0SM Wall:Cut out bricks in areas ne 1.00sm for access into cavity, clear blockage including upto 0.5m from opening in any direction, take all necessary measures to prevent loss of any cavity insulation, remove waste and debris, reinstate and make good cavity insulation to match existing as necessary, clean and replace bricks and bed and point in cement lime mortar (1:1:6) to match existing.	IT	90.64
102505	R	WALL:CLEAR CAVITY AREA DEFECTIVE INSULATION NE 1SM Wall:Cut out bricks in areas ne 1.00sm for access into cavity, clear blockage including upto 0.5m from opening in any direction, take all any defective or collapsed mineral wool cavity insulation, remove waste and debris, clean and replace bricks and bed and point in cement lime mortar (1:1:6) to match existing.	IT	98.98
		Openings - Minor		
102719	R	HOLE:MAKE GOOD HOLE ANY DIAMETER Hole:Make good any diameter hole after removal or around any diameter existing pipe passing through brick/block wall, remove waste and debris, including make good finishes.	NO	9.37
102721	R	HOLE:HOLE FOR CAVITY INSPECTION Hole:Drill hole through half brick skin of cavity wall for purpose of boroscope inspection of cavity, remove waste and debris, and make good on completion (inspection undertaken by others).	NO	5.48
102723	R	HOLE:CAVITY WALL INSPECTION 1 Hole:Drill hole through half brick skin of cavity wall for purpose of boroscope inspection of cavity, undertake inspection, take photograph's of cavity, report on condition of cavity and cavity wall insulation, remove waste and debris, and make good on completion. (To be claimed for each individual boroscope report where only one inspection undertaken at property or on block).	NO	81.53
102725	R	HOLE:CAVITY WALL INSPECTION 2-5 Hole:Drill holes through half brick skin of cavity wall for purpose of boroscope inspection of cavity, undertake inspection, take photograph's of	NO	157.82

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		cavity, report on condition of cavity and cavity wall insulation, remove waste and debris, and make good on completion. (To be claimed for each individual boroscope report where two to five inspections undertaken at property or on block).		
102727	R	HOLE:CAVITY WALL INSPECTION 6-10 Hole:Drill holes through half brick skin of cavity wall for purpose of boroscope inspection of cavity, undertake inspection, take photograph's of cavity, report on condition of cavity and cavity wall insulation, remove waste and debris, and make good on completion. (To be claimed for each individual boroscope report where six to ten inspections undertaken at property or on block).	NO	308.75
102729	R	HOLE:CAVITY WALL INSPECTION 11+ Hole:Drill holes through half brick skin of cavity wall for purpose of boroscope inspection of cavity, undertake inspection, take photograph's of cavity, report on condition of cavity and cavity wall insulation, remove waste and debris, and make good on completion. (To be claimed for each individual boroscope report where over eleven inspections undertaken at property or on block).	NO	500.93
Lintels and Arches				
102907	R	ARCH:RENEW BRICK ON EDGE Arch:Renew brick on edge arch in facing bricks, bedded and pointed in cement lime mortar to match existing, supply all necessary temporary supports and make good or rebuild as necessary brickwork over arch and renew sealant and or cement mortar fillets and remove waste and debris.	LM	93.25
102911	R	ARCH:RENEW BRICK ON END Arch:Renew brick on end arch in facing bricks, bedded and pointed in cement lime mortar to match existing, supply all necessary temporary supports and make good or rebuild as necessary brickwork over arch and renew sealant and or cement mortar fillets and remove waste and debris.	LM	98.81
Cills and Thresholds				
103101	R	CILL:RENEW SINGLE QUARRY TILE Cill:Renew any quarry tile to cill, bed in mortar and point to match existing including clean off and all cutting and all making good and remove waste and debris.	NO	15.10
103103	R	CILL:RENEW WITH 2 COURSE QUARRY TILES Cill:Renew any cill with quarry tile cill two courses high including carefully cutting out existing cill and prepare surfaces to receive new tiles, insert new damp proof membrane and bed new tiles in cement mortar to gradient as required, make good all brick/blockwork and all finishes disturbed and renew sealant and or cement fillets and remove waste and debris.	LM	60.57
103105	U	CILL:MAKE GOOD DAMAGED CONCRETE CILL Cill:Hack off defective area of concrete cill, clean and treat any exposed reinforcement, drill into cill and insert 6mm diameter reinforcing bars at 150mm centres, apply bonding agent and reform cill with fine concrete to match existing profiles including all necessary formwork, make good to structure and all finishes and fillets and remove waste and debris.	NO	73.20
103107	R	CILL:RENEW PCC CILL Cill:Cut out and remove existing cill from brick wall, prepare and lay precast concrete splay rebated twice grooved, finished fair cill with stooled ends reinforced with 2 No. 6mm diameter bars bedded in cement lime mortar (1:1:6), renew damp proof course and make good brickwork,	LM	85.08

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		plasterwork, sealant and or cement fillets and remove waste and debris.		
103109	U	CILL:REBED INDIVIDUAL BRICK TO CILL Cill:Rebed individual brick to any type of brick cill including take off, clean and rebed and point in mortar to match existing and make good to all finishes and fillets and remove waste and debris.	NO	7.58
103111	U	CILL:REBED BRICK ON EDGE CILL Cill:Rebed brick on edge cill to one brick wall including take off, clean and rebed and point in mortar to match existing and make good to all finishes and fillets and remove waste and debris.	LM	46.42
103113	R	CILL:RENEW BRICK ON EDGE CILL Cill:Renew brick on edge cill to one brick wall including take out existing bricks, prepare and insert new damp proof course, supply and lay new facing bricks to match existing bedded and pointed in cement lime mortar (1:1:6) and make good all brickwork, plasterwork, sealant and or cement fillets and remove waste and debris.	LM	75.51
103115	U	CILL:REBED BRICK ON END CILL Cill:Rebed brick on end soldier course to half brick wall including take off, clean and rebed and point in mortar to match existing and make good to all finishes and fillets and remove waste and debris.	LM	43.64
103117	R	CILL:RENEW BRICK ON END CILL Cill:Renew brick on end soldier course to half brick wall including take out existing bricks, prepare and insert new damp proof course, supply and lay new facing bricks to match existing bedded and pointed in cement lime mortar (1:1:6) and make good all brickwork, plasterwork, sealant and or cement fillets and remove waste and debris.	LM	72.73
Copings				
103301	U	COPING:RENEW ISOLATED BRICK ON EDGE Coping:Renew isolated brick in brick on edge coping including clean and prepare wall and brick and bed and point new brick in cement lime mortar (1:1:6) all to match existing and remove waste and debris.	NO	9.06
103302	R	COPING:RENEW BRICK ON EDGE Coping:Take off existing brick coping to one brick wall, clean off suitable bricks and stack for re-use, clear away unsuitable bricks and debris, clean and prepare top of wall, supply any necessary additional bricks to match existing and bed and point brick on edge coping in cement lime mortar (1:1:6) all to match existing and remove waste and debris.	LM	47.15
103303	U	COPING:REBED BRICK ON EDGE COPING Coping:Take off brick coping to one brick wall, clean mortar from bricks and top of wall, clear away rubble, and rebed bricks in cement lime mortar (1:1:6) and point to match existing and remove waste and debris.	LM	37.26
103305	R	COPING:LAY NEW BRICK ON EDGE COPING Coping:Supply and lay facing bricks in brick on edge coping to one brick wall in cement lime mortar (1:1:6) and point as the work proceeds.	LM	48.70
103306	R	COPING:LAY NEW BRICK ON END COPING Coping:Supply and lay facing bricks in brick on end coping to half brick wall in cement lime mortar (1:1:6) and point as the work proceeds.	LM	51.11
103307	R	COPING:REBED PCC COPING Coping:Take off precast coping ne 300mm wide, clean mortar from top of wall and coping, bed and point in cement lime mortar (1:1:6) with bonding	LM	10.57

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		agent and remove waste and debris.		
103311	R	COPING:LAY NEW PCC COPING Coping:Supply and lay new precast concrete coping ne 300mm wide in section to match existing, bedded and pointed in cement lime mortar (1:1:6) with bonding agent.	LM	25.77
103312	R	COPING:RENEW PCC COPING TO MATCH Coping:Take off precast coping ne 300mm wide, clean mortar from top of wall, supply and lay new precast concrete coping ne 300mm wide in section to match existing, bedded and pointed in cement lime mortar (1:1:6) with bonding agent and remove waste and debris.	LM	27.44
103315	R	COPING:RENEW TILE CREASING Coping:Renew any single tile creasing to wall in conjunction with coping renewal including clean off, lay, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	LM	13.75
103317	R	COPING:RENEW 2 ROW TILE CREASING Coping:Renew any double tile creasing to wall in conjunction with coping renewal including clean off, lay, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	LM	30.27
Damp Proof Courses				
110001	R	DPC:INSTALL NEW CAVITY TRAY DPC DPC:Cut out three courses of brickwork to external skin, chase internal skin, supply and lay new polypropylene base cavity tray, relay three courses of brick in cement lime mortar (1:1:6) and treat with waterproof solution and remove waste and debris.	LM	63.26
110003	R	DPC:INSTALL PROPRIETARY CAVITY TRAY DPC DPC:Cut out external skin of brick/block/stone/reconstructed stone wall, chase internal skin, supply and build in proprietary cavity tray, relay brick/block/stone/reconstructed stone in cement lime mortar (1:1:6) including providing any additional facing material and point to match existing, treat with waterproof solution and remove waste and debris.	LM	103.94
110005	R	WALL 11.5CM:INSERT DPC EXTERNAL Wall 11.5cm:Cut out brickwork externally, supply and insert new polypropylene base damp proof course, relay and make good brickwork in mortar (1:3) and make good all finishes and remove waste and debris.	LM	49.94
110007	R	WALL 11.5CM:INSERT DPC INTERNAL Wall 11.5cm:Cut out brickwork internally, supply and insert new polypropylene base damp proof course, relay and make good brickwork in mortar (1:3) and make good all finishes and remove waste and debris.	LM	52.25
Chimneys				
Chimney Stacks				
120001	R	CHIMNEY:REBUILD 4 COURSE 1 FLUE Chimney:Take down and rebuild four courses to single flue stack, clean and store bricks, rebuild with existing bricks in mortar including provision of any extra bricks to match where existing are defective, allow for forming corbel courses and parging flue, refix/renew pot, flue liner, pcc capping, lead flashings and damp proof course and point/make good applied finishes to match existing and remove waste and debris.	IT	290.51
120003	R	CHIMNEY:REBUILD 1 COURSE 1 FLUE Chimney:Extra to take down and rebuild single flue stack for each	IT	38.12

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		additional course taken down and rebuilt.		
120005	R	CHIMNEY:REBUILD 4 COURSE 2 FLUE Chimney:Take down and rebuild four courses to two flue stack, clean and store bricks, rebuild with existing bricks in mortar including provision of any extra bricks to match where existing are defective, allow for forming corbel courses and parging flue, refix/renew pots, flue liners, pcc capping, lead flashings and damp proof course and point/make good applied finishes to match existing and remove waste and debris.	IT	526.70
120007	R	CHIMNEY:REBUILD 1 COURSE 2 FLUE Chimney:Extra to take down and rebuild two flue stack for each additional course taken down and rebuilt.	IT	75.51
120009	R	CHIMNEY:REBUILD 4 COURSE 4 FLUE Chimney:Take down and rebuild four courses to four flue stack, clean and store bricks, rebuild with existing bricks in mortar including provision of any extra bricks to match where existing are defective, allow for forming corbel courses and parging flue, refix/renew pots, flue liners, pcc capping, lead flashings and damp proof course and point/make good applied finishes to match existing and remove waste and debris.	IT	880.52
120011	R	CHIMNEY:REBUILD 1 COURSE 4 FLUE Chimney:Extra to take down and rebuild four flue stack for each additional course taken down and rebuilt.	IT	129.22
120013	R	CHIMNEY:REBUILD 4 COURSE 6 FLUE Chimney:Take down and rebuild four courses to six flue stack, clean and store bricks, rebuild with existing bricks in mortar including provision of any extra bricks to match where existing are defective, allow for forming corbel courses and parging flue, refix/renew pots, flue liners, pcc capping, lead flashings and damp proof course and point/make good applied finishes to match existing and remove waste and debris.	IT	1391.00
120015	R	CHIMNEY:REBUILD 1 COURSE 6 FLUE Chimney:Extra to take down and rebuild six flue stack for each additional course taken down and rebuilt.	IT	176.66
120017	R	CHIMNEY:REBUILD 4 COURSE 8 FLUE Chimney:Take down and rebuild four courses to eight flue stack, clean and store bricks, rebuild with existing bricks in mortar including provision of any extra bricks to match where existing are defective, allow for forming corbel courses and parging flue, refix/renew pots, flue liners, pcc capping, lead flashings and damp proof course and point/make good applied finishes to match existing and remove waste and debris.	IT	1819.86
120019	R	CHIMNEY:REBUILD 1 COURSE 8 FLUE Chimney:Extra to take down and rebuild eight flue stack for each additional course taken down and rebuilt.	IT	222.30
120021	R	CHIMNEY:DEMOLISH STACK AND MAKE GOOD ROOF Chimney:Demolish chimney stack including any applied finishes, liners, concrete slabs, pots and haunchings down to below roof level, make good roof where stack removed including cap flues with concrete cover slab, cut into flues and insert 225x225mm airbricks, extend roof covering including felt, battens and timber as necessary to match existing and remove waste and debris.	IT	621.00
120023	R	CHIMNEY:SEAL FLUE Chimney:Remove pot and seal flue opening to chimney stack with slates bedded in mortar (1:1:6) cut out and insert air vent in chimney breast,	IT	152.89

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		make good all works disturbed and remove waste and debris.		
120025	R	CHIMNEY:RENEW FACING BRICKS NE 6NO Chimney:Renew facing brick to chimney stack ne 6 No. cut out defective brick, lay new facing bricks bedded and pointed in mortar to match existing, make good all works disturbed and remove waste and debris (per brick).	NO	20.76
120027	R	CHIMNEY:RENEW BRICKS NE 0.50SM Chimney:Renew facing bricks in chimney stack in area ne 0.50sm, cut out defective bricks, lay new facing bricks bedded and pointed in mortar to match existing, make good all works disturbed and remove waste and debris.	NO	209.83
120029	R	CHIMNEY:RAKE OUT AND REPOINT STACK Chimney:Rake out joints to brickwork to chimney stack, minimum 12mm, and repoint in cement lime mortar (1:1:6) to match existing make good all works disturbed and remove waste and debris.	SM	63.46
120031	R	CHIMNEY:RENEW TWO COAT RENDER TO STACK Chimney:Renew any thickness of render to chimney, hack off, rake out, prepare and apply 18mm thick two coats cement and sand render trowelled smooth or with a roughcast finish including all labours, make good all works disturbed and remove waste and debris.	SM	93.20
Flue Sundries				
125001	E	CHIMNEY:BALL FLUE AND CLEAR OBSTRUCTION Chimney:Ball chimney flue, clear obstruction and clean up including all associated work and remove waste and debris.	IT	47.64
125003	E	CHIMNEY:BALL FLUE REMOVE COWL Chimney:Remove cowl, ball chimney flue, clear obstructions and clean up, refix cowl, including all associated works and remove waste and debris.	IT	68.54
125005	E	CHIMNEY:CLEAR BLOCKED FLUE IN ROOF Chimney:Clear blockage from flue in roof area, cut into flue, remove blockage, rebuild and make good flue and stack and remove waste and debris.	IT	257.39
125007	E	CHIMNEY:CLEAR BLOCK FLUE IN BREAST Chimney:Clear blockage from flue in chimney breast, cut hole in breast and flue, remove blockage, make good to flue, breast and wall finishes and remove waste and debris.	IT	288.45
125010	E	CHIMNEY:SWEEP FLUE - REGISTERED Chimney:Sweep flue, including protect carpets, furniture etc., remove waste and debris, work to be undertaken by a registered chimney sweep.	IT	108.98
125011	E	CHIMNEY:SMOKE TEST AND REPORT Chimney:Smoke test flue including all associated work and written report to Client Representative.	IT	30.66
125013	E	FLUE:CCTV SURVEY Flue:Undertake CCTV survey of chimney flue to identify fault or following repairs, remove and refix fire or fire surround as necessary, including all access equipment to chimney, hire charges and any temporary relocation, remove on completion, supply written report and video/CD to Client Representative (rate includes for travelling and other non-productive time).	IT	210.60

Chimney Pots, Caps, Cowls etc.

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ITEM	PRI	DESCRIPTION	UNIT	RATE
130003	R	CHIMNEY:RENEW POT NE 900MM HIGH Chimney:Renew existing pot with any new pot ne 900mm high including clean off, alter existing opening to suit, bed and flaunch in cement mortar (1:3) and remove waste and debris.	NO	237.76
130007	R	CHIMNEY:RENEW MARCONE NE 990MM Chimney:Renew existing pot with Marcone Flue terminal ne 990mm high including clean off, alter existing opening to suit, bed and flaunch in cement mortar (1:3) and remove waste and debris.	NO	282.96
130009	U	CHIMNEY:REBED POT Chimney:Remove and refix existing pot including clean off pot and flaunching, prepare and rebed in mortar (1:3) and make good flaunching and remove waste and debris.	NO	45.57
130011	R	CHIMNEY:INSTALL COWL TO POT Chimney:Supply and fix new Colt or Aerocowl type cowl to chimney pot.	NO	131.19
130015	R	CHIMNEY:450MM VENTED CAP TO POT Chimney:Supply and fix new terra cotta vented cap 450mm high to chimney pot.	NO	50.43
130017	R	CHIMNEY:RENEW GC GAS TERMINAL Chimney:Supply and fix GC gas terminal including remove old terminal, clean off bed, alter opening to suit and bed and flaunch terminal in mortar (1:3) and remove waste and debris.	NO	66.15
130019	R	CHIMNEY:RENEW GALVANISED WIRE BIRDCAGE Chimney:Renew heavy galvanised wire birdcage to any size chimney pot including removal of old cage and remove waste and debris.	NO	75.49
Concrete Repairs				
146001	R	SURFACES:REPAIR CRACKS, CONCRETE NE 5MM Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of concrete with epoxy mortar in general surfaces of concrete exceeding 300mm wide, repair ne 5mm deep and remove waste and debris.	SM	83.41
146003	R	LINTELS:REPAIR CRACKS, CONCRETE NE 5MM Lintels:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of concrete with epoxy mortar in surfaces of lintels, and the like, ne 300mm girth, repair ne 5mm deep and remove waste and debris.	LM	18.80
146005	R	CILLS:REPAIR CRACKS, CONCRETE NE 5MM Cills:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of concrete with epoxy mortar in surfaces of cills, ne 300mm girth, repair ne 5mm deep and remove waste and debris.	LM	18.80
146007	R	CONCRETE SURFACES:REPAIR CRACKS, SPALLS NE 10MM Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of concrete with epoxy mortar in general surfaces of concrete exceeding 300mm wide, repair over 5 and ne 10mm deep and remove waste and debris.	SM	157.92

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ITEM	PRI	DESCRIPTION	UNIT	RATE
146008	R	CONCRETE LINTELS:REPAIR CRACKS, SPALLS NE 10MM Lintels:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of concrete with epoxy mortar in surfaces of lintels, and the like, ne 300mm girth, repair over 5 and ne 10mm deep and remove waste and debris.	LM	34.66
146009	R	CONCRETE CILLS:REPAIR CRACKS, SPALLS NE 10MM Cills:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of concrete with epoxy mortar in surfaces of cills, ne 300mm girth, repair over 5 and ne 10mm deep, and remove waste and debris.	LM	34.66
146011	R	SURFACES:REPAIR CRACKS, CONCRETE NE 15MM Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of concrete with epoxy mortar in general surfaces of concrete exceeding 300mm wide, repair over 10 and ne 15mm deep and remove waste and debris.	SM	237.55
146013	R	LINTELS:REPAIR CRACKS, CONCRETE NE 15MM Lintels:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of concrete with epoxy mortar in surfaces of lintels, and the like, ne 300mm girth, repair over 10 and ne 15mm deep and remove waste and debris.	LM	51.52
146015	R	CILLS:REPAIR CRACKS, CONCRETE NE 15MM Cills:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of concrete with epoxy mortar in surfaces of cills, ne 300mm girth, repair over 10 and ne 15mm deep and remove waste and debris.	LM	51.52

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
MASONRY				
Natural Stone				
102201	R	STONE:REBUILD WALL NE 300MM NS IRREGULAR COURSES Stone:Rebuild stone wall ne 300mm thick, take down and clean off, set aside and rebuild irregular coursed natural stone wall including providing additional stone to match as necessary bed, joint and point to match existing in lime mortar (1:3) including copings and other features and remove waste and debris.	SM	388.36
102203	R	STONE:REBUILD WALL OVER 300MM NS IRREGULAR Stone:Rebuild stone wall over 300mm thick take down and clean off, set aside and rebuild irregular coursed natural stone wall including providing additional stone to match as necessary bed, joint and point to match existing in lime mortar (1:3) including copings and other features and remove waste and debris.	SM	543.15
102205	R	STONE:REBUILD WALL NE 300MM NS REGULAR COURSES Stone:Rebuild stone wall ne 300mm thick take down and clean off, set aside and rebuild regular coursed natural stone wall including providing additional stone to match as necessary bed, joint and point to match existing in lime mortar (1:3) including copings and other features and remove waste and debris.	SM	459.60
102207	R	STONE:REBUILD WALL OVER 300MM NS REGULAR COURSES Stone:Rebuild stone wall over 300mm thick take down and clean off, set aside and rebuild regular coursed natural stone wall including providing additional stone to match as necessary bed, joint and point to match existing in lime mortar (1:3) including copings and other features and remove waste and debris.	SM	559.21
Reconstructed Stone				
102211	R	STONE:REBUILD WALL NE 300MM RS IRREGULAR COURSES Stone:Rebuild stone wall ne 300mm thick take down and clean off, set aside and rebuild irregular coursed reconstructed stone wall including providing additional stone to match as necessary bed, joint and point to match existing in gauged mortar (1:1:6) including copings and other features and remove waste and debris.	SM	325.06
102213	R	STONE:REBUILD WALL OVER 300MM RS IRREGULAR Stone:Rebuild stone wall over 300mm thick take down and clean off, set aside and rebuild irregular coursed reconstructed stone wall including providing additional stone to match as necessary bed, joint and point to match existing in gauged mortar (1:1:6) including copings and other features and remove waste and debris.	SM	379.38
102215	R	STONE:REBUILD WALL NE 300MM RS REGULAR COURSES Stone:Rebuild stone wall ne 300mm thick take down and clean off, set aside and rebuild regular coursed reconstructed stone wall including providing additional stone to match as necessary bed, joint and point to match existing in gauged mortar (1:1:6) including copings and other features and remove waste and debris.	SM	386.79
102217	R	STONE:REBUILD WALL OVER 300MM RS REGULAR COURSES Stone:Rebuild stone wall over 300mm thick take down and clean off, set aside and rebuild regular coursed reconstructed stone wall including providing additional stone to match as necessary bed, joint and point to match existing in gauged mortar (1:1:6) including copings and other features and remove waste and debris.	SM	452.64
102219	R	STONE:REBUILD WALL CAVITY SKIN RS REGULAR COURSES	SM	290.72

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		Stone:Rebuild stone outer skin of cavity wall take down and clean off, set aside and rebuild 100mm regular coursed reconstructed stone outer skin including providing additional stone to match as necessary bed, joint and point to match existing in gauged mortar (1:1:6) including stainless steel wall ties, damp proof courses, seal cavity around openings, build in lintels, bonding to existing and remove waste and debris.		
102221	R	STONE:REBUILD WALL CAVITY SKIN RS IRREGULAR Stone:Rebuild stone outer skin of cavity wall take down and clean off, set aside and rebuild 100mm irregular coursed reconstructed stone outer skin including providing additional stone to match as necessary bed, joint and point to match existing in gauged mortar (1:1:6) including stainless steel wall ties, damp proof courses, seal cavity around openings, build in lintels, bonding to existing and remove waste and debris.	SM	243.18
102223	R	WALL:RAKE OUT AND REPOINT STONEMWORK Wall:Rake out existing joints of stonework minimum 20mm deep and repoint in cement or lime mortar to match existing and remove waste and debris.	SM	35.23
102225	R	WALL:RAKE OUT REPOINT AND RESET STONEMWORK Wall:Rake out existing joints of stonework minimum 20mm deep allow for dubbing out and resetting stonework including provision of any new matching stonework and repoint in cement or lime mortar to match existing and remove waste and debris.	SM	140.20
Stone Repairs				
146101	R	STONE SURFACES:REPAIR CRACKS STONEMWORK NE 5MM Stone Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar in general surfaces of stone exceeding 300mm wide, repair ne 5mm deep and remove waste and debris.	SM	88.97
146103	R	LINTELS/CILLS:REPAIR CRACKS STONEMWORK NE 5MM Lintels/Cills:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar in surfaces of lintels, and the like, ne 300mm girth, repair ne 5mm deep and remove waste and debris.	LM	19.92
146107	R	STONE SURFACES:REPAIR CRACKS, SPALLS NE 10MM Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar in general surfaces of stone exceeding 300mm wide, repair over 5 and ne 10mm deep and remove waste and debris.	SM	164.04
146109	R	LINTELS/CILLS:REPAIR CRACKS STONEMWORK NE 10MM Lintels/Cills:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar in surfaces of lintels, and the like, ne 300mm girth, repair over 5 and ne 10mm deep and remove waste and debris.	LM	35.78
146113	R	STONE SURFACES:REPAIR CRACKS STONEMWORK NE 15MM Stone Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar in general surfaces of stone exceeding 300mm wide, repair over 10 and ne 15mm deep and remove waste and debris.	SM	245.33
146115	R	LINTELS/CILLS:REPAIR CRACKS STONEMWORK NE 15MM Lintels/Cills:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar in surfaces of lintels, and the like, ne 300mm girth, repair over 10 and ne 15mm deep and remove waste and debris.	LM	53.19

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Stone Cleaning				
146201	R	STONE WALLS:CHEMICAL CLEAN Stone Walls:Brush down to remove mould, moss growth algae and lichen and apply an approved chemical cleaning agent, afterwards power wash all surfaces of stonework at a minimum pressure of 1500 psi, but not to exceed 2000 psi.	SM	29.25
146203	R	STONE CILLS:CHEMICAL CLEAN Stone Cills:Brush down to remove mould, moss growth algae and lichen and apply an approved chemical cleaning agent, afterwards power wash all surfaces of cills at a minimum pressure of 1500 psi, but not to exceed 2000 psi, brush apply one coat of MGC Lichenite solution and one coat of MGC Haloseal.	LM	9.95
146205	R	STONE WALLS:GRIT BLAST Stone Walls:Brush down to remove mould, moss growth algae and lichen and grit blast with the appropriate material and at the appropriate pressure for the type, age and quality of stone work, afterwards power wash all surfaces of stonework at a minimum pressure of 1500 psi, but not to exceed 2000 psi, dispose of all debris.	SM	19.31
Nosings				
432901	R	NOSING:RENEW ALLOY NOSING TO STEP Nosing:Renew any size or type of proprietary alloy nosing to step including drilling and plugging as necessary and remove waste and debris.	NO	46.15
432903	R	NOSING:SUPPLY AND FIX NOSING TO STEP Nosing:Supply and fix any size or type of proprietary alloy nosing to step including all necessary drilling and plugging and remove waste and debris.	NO	40.59
432905	R	NOSING:REFIX TO STEP Nosing:Take off and refix any size or type of nosing to step including drilling and plugging as necessary.	NO	18.14
432907	R	NOSING:RENEW PVCU NOSING TO STEP Nosing:Renew any size or type of proprietary PVCu nosing to step including drilling and plugging as necessary and remove waste and debris.	NO	35.68
432911	R	NOSING:RENEW HI VIS NON SLIP TYPE Nosing:Renew any size or type of proprietary high visibility non-slip fibreglass nosing, remove existing, including drilling and plugging as necessary and remove waste and debris.	NO	43.28
432913	R	NOSING:INSTALL HI VIS NON SLIP TYPE Nosing:Supply and fix any size or type of proprietary high visibility non-slip nosing, including drilling and plugging as necessary and remove waste and debris.	NO	38.02
External Garden Clearance and Works				
460401	X	TURF:RENEW Turf:Lift existing mown turf, make good existing area with top soil, removal of spoil to tip including landfill tax, lay new "Standard" quality turves, with broken joints tight to its neighbour, roll and brush-in sandy compost.	SM	18.66
460403	X	TURF:CLEAR BONFIRE LAY NEW TURF Turf:Clear bonfire areas of all debris including metal, timber, broken glass and rubbish, also all unburnt material scattered over adjacent areas, sweep up ashes and the like, removal of debris to approved tip or recycling centre including landfill tax, dig out area of grass affected and lay	SM	28.54

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		new turves.		
460451	X	SHRUB:PRUNE NE 2.4M HIGH Shrub:Prune any variety of shrub ne 2.4 metres high, by hand or using power hedge trimmer including raking up cuttings and removal of debris to approved tip or recycling centre including landfill tax.	NO	7.84
460455	X	SHRUB:PRUNE NE 4.8M HIGH Shrub:Prune any variety of shrub over 2.4 metres high and ne 4.8 metres high, by hand or using power hedge trimmer including raking up cuttings and removal of debris to tip including landfill tax.	NO	13.09
460457	X	SHRUB:PRUNE OVER 4.8M HIGH Shrub:Prune any variety of shrub over 4.8 metres high, by hand or using power hedge trimmer including raking up cuttings and removal of debris to approved tip or recycling centre including landfill tax.	NO	18.34
460453	X	SHRUB:DIG OUT OVERGROWN Shrub:Dig out any size of overgrown shrub including roots, including levelling ground and remove all old shrub material to approved tip or recycling centre including landfill tax.	NO	24.25
460461	X	HEDGES:CUT OVERGROWN NE 2.4M HIGH Hedges:Cut back and neatly trim top and sides of overgrown hedge ne 2.4 metres high and remove all clippings from site to approved tip or recycling centre including landfill tax.	LM	14.04
460463	X	HEDGES:CUT OVERGROWN NE 4.8M HIGH Hedges:Cut back and neatly trim top and sides of overgrown hedge over 2.4 metres high and ne 4.8 metres high and remove all clippings from site to tip including landfill tax.	LM	19.36
460465	X	HEDGES:CUT OVERGROWN OVER 4.8M HIGH Hedges:Cut back and neatly trim top and sides of overgrown hedge over 4.8 metres high and remove all clippings from site to tip including landfill tax.	LM	24.68
460467	X	HEDGES:REMOVE NE 2M HIGH Hedges:Cut down existing hedge ne 2m high, including grubbing out roots, prepare ground for cultivation including provision of any temporary fencing and remove waste and debris.	LM	40.71
460469	X	HEDGES:REMOVE NE 4M HIGH Hedges:Cut down existing hedge over 2m and ne 4m high, including grubbing out roots, prepare ground for cultivation including provision of any temporary fencing and remove waste and debris.	LM	48.25
460471	X	TREE:PRUNE NE 2.4M HIGH Tree:Prune base and side growth for a height ne 2.40m high of tree including basal growth and suckers, including painting at pruning cuts with approved compound and remove all clippings from site to approved tip or recycling centre including landfill tax.	IT	34.24
460477	X	TREE:PRUNE NE 4.8M HIGH Tree:Prune base and side growth for a height over 2.40 metres and under 4.80 metres of tree including basal growth and suckers, including painting at pruning cuts with approved compound and remove all clippings from site to approved tip or recycling centre including landfill tax.	IT	39.16
460479	X	TREE:PRUNE OVER 4.8M HIGH Tree:Prune base and side growth for a height over 4.80m high of tree including basal growth and suckers, including painting at pruning cuts with approved compound and remove all clippings from site to approved tip or	IT	49.51

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		recycling centre including landfill tax.		
460473	X	TREE:CUT DOWN GIRTH UPTO 450MM Tree:Cut down existing trees of girth upto 450mm, dig out or stump grind out the stump and roots and dispose of whole tree to approved tip or recycling centre including landfill tax, fill the resultant hole with approved material and remove waste and debris.	IT	325.53
460475	X	TREE:DIG OUT SEEDLING UPTO 150MM GIRTH Tree:Dig out seedling trees upto 150mm girth including roots, including levelling ground and remove all debris off site to approved tip or recycling centre including landfill tax.	IT	81.50
460481	X	FENCE LINE:STRIM TO CLEAR Fence Line:Strim to clear fence line of undergrowth etc. and remove all debris off site to approved tip or recycling centre including landfill tax.	LM	4.45

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ITEM	PRI	DESCRIPTION	UNIT	RATE
DISABLED ADAPTATIONS AND MINOR WORKS				
943009	R	HANDRAIL:SUPPLY AND FIX MOPSTICK ON BRACKETS Handrail:Supply and fix 50x50mm softwood mopstick handrail on and including brackets, plugged and screwed to walls, make good finishes and decorate and remove waste and debris.	LM	38.01
943017	R	HANDRAIL:SUPPLY AND FIX KEE KLAMP TO WALL Handrail:Supply and fix galvanised mild steel tubular Kee-Klamp wall mounted handrail comprising 48mm diameter rails and brackets fixed level or to gradient to wall including all necessary plugging, make good finishes and decorate and remove waste and debris.	LM	37.56
943011	X	HANDRAIL:SUPPLY AND FIX MOPSTICK TO STAIRS Handrail:Supply and fix mopstick softwood stair rail up to 50mm, including all necessary brackets to fix rail up to 75mm from adjacent partition. Rail is to extend 300 mm beyond the last top and bottom treads, allow for ends to be sanded with no sharp edges. Includes all mitre joints, finishes and varnishing and plugging and screwing to background, remove waste and debris.	LM	38.01
Balustrading				
943005	R	BALUSTRADE:SUPPLY AND FIX PROPRIETARY 1.1M HIGH Balustrade:Supply and fix ne 45mm diameter anodised aluminium or polyester coated proprietary balustrade ne 1100mm high consisting of two horizontal rails with post supports, top or side fixed to level or gradient including all ends, angles, intersections and make good finishes and remove waste and debris.	LM	169.96
943019	R	BALUSTRADE:SUPPLY AND FIX KEE KLAMP DISABLED Balustrade:Supply and fix galvanised mild steel tubular Kee-Klamp balustrade, ne 1100mm high comprising 48mm diameter horizontal rails, 48mm diameter standards at 1m centres, set mortices in mortar, make good finishes and decorate and remove waste and debris.	LM	99.48
943021	X	BALUSTRADE:SUPPLY AND FIX KEE KLAMP TO STEPS Balustrade:Supply and fit External Handrails to Steps of Kee-Klamp No 7 - 32mm internal diameter including 32mm internal diameter mild steel tube to be used as external handrail and standards, including all fittings and rails, handrail to be 900mm - 1000mm high with standards at maximum of 1000mm centres, guardrail is to extend 300 mm beyond the bottom of the last tread, set mortices in mortar, steel tube to be provided with 1 x no coat of primer, 2 x no coats of undercoat and 1 x no coat of Black gloss finish, all installed in accordance with the manufacturer's technical data sheet, remove waste and debris (measured per linear metre).	LM	102.26
Access Facilities				
Ramps				
985001	R	DISABLED RAMP:CONSTRUCT CONCRETE RAMP Ramp:Construct insitu concrete ramp average 150mm thick, ne 1.50m wide overall with 50mm high insitu concrete kerbs to both sides, laid to any gradient specified ne 1:15 with pinked finish including all excavation, hardcore, reinforcement and formwork and remove waste and debris.	LM	158.65
985003	R	DISABLED RAMP:CONSTRUCT TIMBER RAMP Ramp:Construct timber ramp ne 1.50m wide overall comprising treated softwood framing with 18mm marine plywood to top and sides including forming 50mm high kerbs to both sides, ramp constructed to any gradient specified ne 1:15 with approved non slip surface finish, decorate as required and remove waste and debris.	LM	141.02

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Steps				
985501	R	STEP:FORM HALF STEP-CONCRETE Step:Break out any type of existing step and reform in insitu concrete with enlarged tread ne 600mm going and 100mm rise including all formwork and joints to existing paving and make good all works disturbed and remove waste and debris (measured per new step formed).	IT	79.56
985502	R	STEP:FORM HALF STEP-CONCRETE NE 900MM Step:Install concrete half step with a maximum rise of 150 mm, tread not to exceed 600 mm and 900 mm in width including remove existing step, excavate, hardcore etc. and breaking up of existing paving, excavate to depth of 200mm for hardcore base of new concrete steps, level and ram bottom of excavation as required ready to receive new concrete, lay new concrete (ordinary prescribed mix C20/25), dimple roller finish. Includes formwork to sides and fronts, make good, remove waste and debris, per Step.	IT	122.47
985503	R	STEP:FORM HALF STEP-TIMBER/PLY Step:Break out any type of existing step and reform with treated timber framing and 18mm marine plywood, 600mm going and 100mm rise including non slip surface finish, joints to existing paving and make good works disturbed and remove waste and debris (measured per new step formed).	IT	72.20
Thresholds				
986001	R	THRESHOLD:REMOVE FOR ACCESS Threshold:Remove any type of existing threshold to enable wheelchair access and make good and remove waste and debris.	NO	15.51
986003	R	THRESHOLD:FORM RAMP FOR WHEELCHAIR Threshold:Form ramp for wheelchair access over any type of existing threshold and make good and remove waste and debris.	IT	36.86

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ITEM	PRI	DESCRIPTION	UNIT	RATE
SPECIALIST TREATMENTS				
Fungus and Beetle Eradication and DPC Works				
Reduce Existing Ground Level with DPC				
048001	R	PAVING:LOWER FLAG PAVING PRIOR TO DPC INJECTION Paving:Take up paving flag, set aside, excavate to lower paving to 150mm below new floor and relay flag paving on 50mm sand on 75mm compacted stone, remove waste and debris, all in conjunction with injected damp proof course wall treatment.	SM	108.67
048003	R	PAVING:LOWER INSITU PAVING PRIOR TO DPC INJECTION Paving:Break up insitu paving, excavate to lower paving to 150mm below new floor and lay new pcc flag paving on 50mm sand on 75mm compacted stone, remove waste and debris, all in conjunction with injected damp proof course wall treatment.	SM	148.08
048005	R	GARDEN:LOWER GARDEN PRIOR TO DPC INJECTION Garden:Excavate in earth to reduce levels to 150mm below new floor level and distribute surplus earth over garden areas or remove waste and debris, all in conjunction with injected damp proof course wall treatment.	SM	32.12
048007	R	PAVING:LOWER MACADAM PAVING BEFORE DPC INJECTION Paving:Break up existing macadam excavate to lower paving to 150mm below new floor, remove spoil, fill soft spots, level and compact bottoms of excavations and fill in layers. 75mm crusher run or broken stone, blinding, 50mm base course of 20mm nominal size open textured macadam and 20mm wearing course of 6mm nominal size medium textured macadam laid to falls, crossfalls and slopes including joints to any existing finishes all in conjunction with injected damp proof course wall treatment, remove waste and debris.	SM	142.28

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

M3NHF SCHEDULE OF RATES

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

M3NHF SCHEDULE OF RATES

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

M3NHF SCHEDULE OF RATES

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