

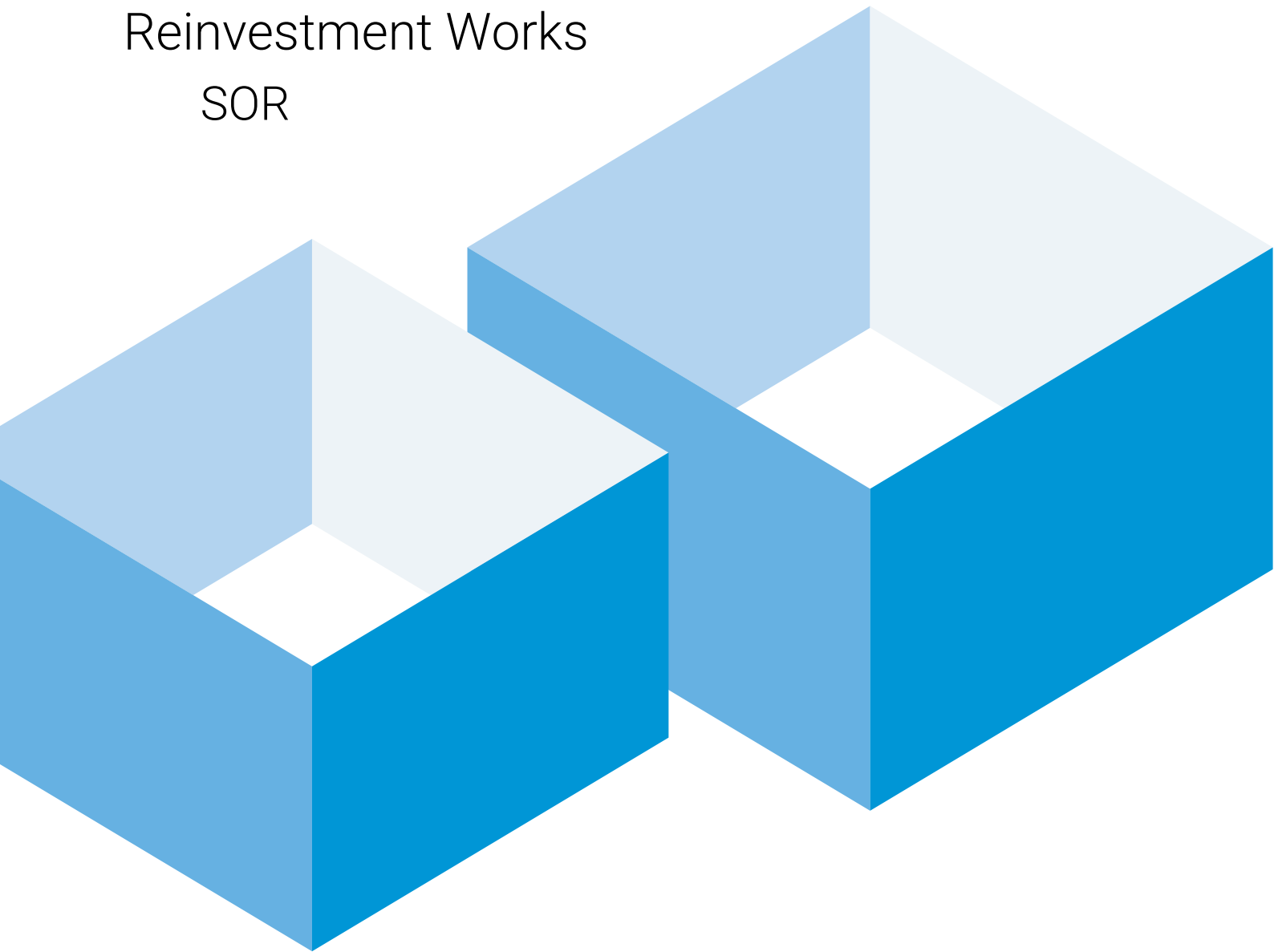


M3NHF Schedule of Rates

VERSION 8

Planned Maintenance and Property
Reinvestment Works

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**Your challenges
expertly solved
in partnership**

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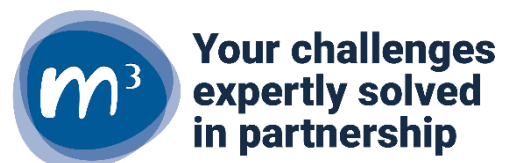
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Reinvestment Works

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

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ITEM	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 alpha numeric code reference and a single character alpha priority code reference:

Example:

0011AA	KERB:RENEW 127X254MM PCC KERB Kerb:Renew precast concrete kerb, straight or curved by carefully taking up existing kerb and haunching, remove waste and debris, clean up concrete bed, supply and lay new 127x254mm precast concrete kerb and haunch to both sides including pointing, formwork and make good to existing finishes.	LM	36.67
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Items are grouped in the following sections:

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

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

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

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

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ITEM DESCRIPTION UNIT RATE

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

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

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PRICE FRAMEWORK RULES EXTRACT

1 SCHEDULE OF RATES AND TENDERED ITEMS

1.1 Provider to execute Works at Contract Rates

1.1.1 The Provider's tendered Rates include all costs required to undertake the Works and complying with this Contract including:

- all mobilisation and set up costs, including IT investment, mobile working and communications, vehicles, tracking devices, offices, depots, welfare and storage facilities, livery and branding, recruitment, TUPE consultation, training and induction;
- all costs of liaising, communicating and dealing with Customers;
- labour and all related costs (including PPE and health and safety related costs, travel and other non-productive time);
- Materials supply costs including delivery and collection costs;
- Equipment (including all scaffolding permits/licences/charges, tools and personal protective equipment);
- all temporary works and reinstatements;
- all payments to Utility Providers;
- supervision, transport (including parking, tolls and/or congestion, emission charges and/or all similar charges) depot and storage costs;
- water supply for the Works, including all necessary plumbing and removal of temporary facilities on the completion of Void Property Works;
- temporary artificial lights and electrical power and/or gas facilities;
- the temporary disconnection and protection of telephone installations including repositioning to maintain services, releasing wires and cables before undertaking the Works and later refixing them, redecoration, reconnection, reinstatement and the costs of making good;
- the temporary disconnection and protection of television and radio aerials, satellite dishes, receivers and the like including repositioning to maintain services, releasing wires and cables before undertaking the Works and later refixing them, redecoration, reconnection, reinstatement and the costs of making good;
- the removal of fittings to be replaced and work necessary to gain access to the item to be repaired or renewed, including the removal and subsequent refitting of all duct access panels, floorboards, shelving and cupboards, making good all damage and touching up decorations to match existing;
- the temporary removal, protection and reinstatement (where necessary) of all floor coverings, carpets, fridges, cookers, freezers, washing machines, drying machines, dishwashers, curtains including making good all damage and touching up decorations to match existing;
- liaison and co-ordination with the Client's other contractors and consultants for Specialist Works including programming their work alongside that of the Provider, providing preconstruction information, arranging access, providing welfare facilities, allowing those contractors and consultants to use standing scaffolding and other means of access and on-site co-ordination and co-operation;
- all waste, debris and waste disposal costs and charges (including permits, licences, tipping charges and landfill tax) arising from Materials;
- all costs of cleaning the Property to which the Works are being undertaken;
- preliminaries costs, Central Overheads and Profit (whether payable separately or included within the Rates tendered for the Works); and
- all other costs involved in the execution of the Works under this Contract including the costs of responding to any risks that occur.

1.1.2 No additional payments are to be made to the Provider for the performance of the Provider's obligations, duties and responsibilities under the Contract Documents other than those set out in the Schedule of Rates and this Price Framework except to the extent that the Contract Documents expressly provide for payment for them.

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1.2 Additions and deletions from the Schedule of Rates

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

Note:

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

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MEASUREMENT RULES

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

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

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

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

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

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

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MEASUREMENT RULES (cont'd)

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

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

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MEASUREMENT PREAMBLES

The following are provided as indicative examples only and are not deemed to be exhaustive of the work content of items included in the Schedule of Rates. Clients may wish to review and adapted as necessary prior to incorporation into any tender or other Contract documentation so they are compatible with the maintenance service to be provided and the particular Schedule of Rates with which they are to be used.

It should be noted that a measurement preamble stated in one or more of the following sections shall, where applicable, equally apply to another section although not being specifically mentioned in that section as such.

Generally

Generally Rates Deemed to Include

- A. Rates for all Schedule of Rates items in all trades generally are deemed to include as appropriate for the following:
- .1 All work that can reasonably be deemed to be included either as good workmanship, including the provision of materials and plant, or accepted practice whether or not specifically referred to in this document. The Client Representative’s decision on this will be final.
 - .2 Clearing away all arisings, redundant materials, debris, rubbish etc., from site including damping down to reduce dust, loading into skips at ground level, skip hire or equivalent, transport, landfill, recycling and other form of waste disposal including all associated licences, permits and the like and the payments of all related fees and charges. Note: Schedule of Rates items for skip hire are NOT claimable for removal of waste etc. arising out of the execution of work ordered and removal of waste is deemed to be included in each respective Schedule of Rates item.
 - .3 The removal and disposal of all non licensed work on asbestos containing materials, whether it is notifiable or non notifiable work (in accordance with and as defined in the Control of Asbestos Regulations 2012) such as but not limited to textured coatings, asbestos cement sheeting and roof tiles, vinyl floor tiling, gaskets etc.
 - .4 Working in conjunction with all non licensed work on asbestos containing materials, whether it is notifiable or non notifiable work (in accordance with and as defined in the Control of Asbestos Regulations 2012) such as but not limited to textured coatings, asbestos cement sheeting and roof tiles, vinyl floor tiling, gaskets etc.
 - .5 All necessary trestles, ladders, boards, towers, scaffolding and other means of access to the external elevations, , in all situations where a working platform is required at a level below 2 metres above general ground or floor level, including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.
 - .6 All necessary temporary barriers, hoardings and protection for safe and proper execution of the Works, for protecting the public and the occupants of adjoining premises and for meeting the requirements of any Statutory Authority, including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.
 - .7 Temporary supports, shoring or hoarding to existing structure including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.
 - .8 Temporary dustproof, weatherproof and security screens, etc., as required complete with doors including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.

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Generally Rates Deemed to Include (cont'd)

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

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

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Scaffolding

Scaffolding Rates Deemed to Include

- A. Rates for scaffolding are deemed to additionally include as appropriate for the following:
- .1 Basing out, preparing and levelling of ground, provision of additional support, base plates, spreaders and the like as necessary.
 - .2 Protection of the structure fabric, finishings, roof coverings and the like.
 - .3 Provision of all requisite tubes and fittings of every description, delivery, handling and removal.
 - .4 Erecting, supporting, maintaining, adapting and dismantling as required.
 - .5 Bridging across structures and all other obstructions where necessary.
 - .6 Removal, temporary storage/resiting, protection and subsequent reinstatement as required of all TV, radio and telecommunication aerials, satellite dishes and the like.
 - .7 Fans, gantries, hoardings, sheeting and double boarding of working platforms to afford protection around/over entrances, paths, rights of way and other forms of access or thoroughfare.
 - .8 Working platforms to towers and chimney scaffolding.
 - .9 Toe boards, guard-rails, handrails, safe ladder access, ladders, brickguards, elevational debris netting/sheeting, warning signs, taping and the like.
 - .10 Ancillary plant and equipment such as tower feet/wheels, out-riggers, cross bracing, gin wheels, ropes and the like.
 - .11 Lighting and/or alarming where deemed necessary or appropriate and/or as specifically directed by the Client Representative.
 - .12 Protection against 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.

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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:

- .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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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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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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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.

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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.

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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. | | |

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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

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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. | | |

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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.

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Brickwork, Blockwork and Masonry Rates Deemed to Include (cont'd)

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| 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. | | |

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Roofing

Roofing Rates Deemed to Include

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

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Roofing Rates Deemed to Include (cont'd)

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| 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. | | |

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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.

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Woodwork

Woodwork Rates Deemed to Include

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

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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.

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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):

- .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.

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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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Woodwork Rates Deemed to Include (cont'd)

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

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

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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.

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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.

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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).

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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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ITEM	DESCRIPTION	UNIT	RATE
GROUNDWORKS			
Kerbs, Channels and Edgings			
Kerbs - Precast Concrete			
0011BA	KERB:RENEW 150X125MM PCC BULL NOSED KERB Kerb:Renew precast concrete bull nosed kerb, straight or curved on plan, by carefully taking up existing kerb and haunching, remove waste and debris, clean up concrete bed and supply and lay 150mm x 125mm precast concrete bull nosed kerb and haunch to both sides including pointing, all necessary formwork and make good to existing finishes.	LM	55.05
0011CA	KERB:RENEW NEW DROPPER KERB Kerb:Renew precast concrete dropper kerb, straight or curved, by carefully taking up existing kerb and haunching, remove waste and debris, clean up concrete bed and supply and lay precast concrete dropper kerb, straight or curved, and haunch to both sides including pointing, all necessary formwork and make good to existing finishes.	LM	58.04
Edgings			
0015AF	EDGING:REMOVE 50X152MM PCC EDGING Edging:Remove precast concrete edging, straight or curved by carefully taking up existing edging, bed and haunching, remove waste and debris.	LM	3.68
Paths and Pavings			
Paving - Insitu Concrete			
0030BA	DRIVE:RENEW 100MM CONCRETE BED AND SUB-BASE Drive:Renew concrete drive or hardstanding by breaking up existing concrete and excavating 450mm below existing level, remove spoil, fill soft spots, level or grade and compact bottoms of excavations and fill, 350mm hardcore bed, blinded and 100mm concrete with mesh reinforcement, surface tamped or trowelled smooth including dishing to gullies and the like and all formwork.	SM	180.54
Paving - Coated Macadam			
0050AA	PAVING:RENEW 70MM MACADAM AND 75MM SUB-BASE Paving:Renew macadam by breaking up existing paving and excavations 145mm below existing level, remove spoil, 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 including joints to any existing finishes.	SM	80.26
0050BA	PAVING:RENEW 60MM MACADAM AND 140MM SUB-BASE Paving:Renew macadam by breaking up existing paving and excavations 200mm below existing level, remove spoil, fill soft spots, level or grade and compact bottoms of excavations and fill in layers, 140mm bed of granular sub-base material, blinding, 20mm dense base course macadam to a depth of 40mm, and a 6mm dense wearing course macadam to a depth of 20mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	92.60
0050CA	PAVING:RENEW 60MM MACADAM SURFACING Paving:Renew macadam by breaking up existing surfacing,remove spoil, fill soft spots or pot holes with granular material, level or grade and compact surface of	SM	51.78

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ITEM	DESCRIPTION	UNIT	RATE
	sub-base, lay 20mm dense base course macadam to a depth of 40mm, and a 6mm dense wearing course macadam to a depth of 20mm laid to falls, crossfalls and slopes including joints to any existing finishes.		
0050DA	PAVING:RENEW 90MM MACADAM SURFACING Paving:Renew macadam 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 macadam to a depth of 65mm, and a 6mm dense wearing course macadam to a depth of 25mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	77.91
0050DB	MACADAM:EXCAVATE AND LAY 90MM PAVING Macadam:Excavate 340mm below required finished level, remove waste and debris, level and compact bottoms of excavations and fill in layers, 250mm crusher run of broken stone blinding, 65mm base course of 20mm nominal size open-textured macadam and 25mm wearing course of 6mm nominal medium textured macadam laid to falls, crossfalls and slopes.	SM	125.78
	Paving - Asphalt Concrete		
0051BA	PAVING:RENEW 60MM ASPHT CONCRETE AND 140MM SUBBASE Paving:Renew asphalt concrete by breaking up existing paving and excavations 200mm below existing level, remove spoil, fill soft spots, level or grade and compact bottoms of excavations and fill in layers, 140mm bed of granular sub-base material, blinding, lay 20mm dense binder course to a depth of 40mm, and a 6mm dense surfacing course to a depth of 20mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	74.93
0051BB	PAVING:RENEW 70MM ASPHT CONCRETE AND 140MM SUBBASE Paving:Renew asphalt concrete by breaking up existing paving and excavations 210mm below existing level, remove spoil, fill soft spots, level or grade and compact bottoms of excavations and fill in layers, 140mm bed of granular sub-base material, blinding, lay 20mm dense binder course to a depth of 50mm, and a 6mm dense surfacing course to a depth of 20mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	75.25
0051BC	PAVING:RENEW 90MM ASPHT CONCRETE AND 140MM SUBBASE Paving:Renew asphalt concrete by breaking up existing paving and excavations 230mm below existing level, remove spoil, fill soft spots, level or grade and compact bottoms of excavations and fill in layers, 140mm bed of granular sub-base material, blinding, lay 20mm dense binder course to a depth of 65mm, and a 6mm dense surfacing course to a depth of 25mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	75.89
0051CA	PAVING:RENEW 60MM ASPHALT CONCRETE SURFACING Paving:Renew asphalt concrete 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 binder course to a depth of 30mm, and a 6mm dense surfacing course to a depth of 20mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	42.11
0051CB	PAVING:RENEW 70MM ASPHALT CONCRETE SURFACING Paving:Renew asphalt concrete 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 binder course to a depth of 50mm, and a 6mm dense surfacing course to a depth of 20mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	47.73
0051CC	PAVING:RENEW 75MM ASPHALT CONCRETE SURFACING	SM	50.53

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	Paving:Renew asphalt concrete 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 binder course to a depth of 50mm, and a 6mm dense surfacing course to a depth of 25mm laid to falls, crossfalls and slopes.		
0051DA	PAVING:RENEW 90MM ASPHALT CONCRETE SURFACING Paving:Renew asphalt concrete 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 binder course to a depth of 65mm, and a 6mm dense surfacing course to a depth of 25mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	58.97
0051EA	PAVING:EXCAV LAY 60MM ASPHT CONCRETE 140MM SUBBASE Paving:Excavate 200mm below required finished level, remove waste and debris, level and compact bottoms of excavations and fill in layers, 140mm bed of granular sub-base material, blinding, 20mm dense asphalt concrete binder course to a depth of 40mm, and a 6mm dense asphalt concrete surfacing course to a depth of 20mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	71.85
0050EA	PAVING:EXCAVATE 70MM ASPHT CONCRETE 140MM SUBBASE Paving:Excavate 210mm below required finished level, remove waste and debris, level and compact bottoms of excavations and fill in layers, 140mm bed of granular sub-base material, blinding, 20mm dense asphalt concrete binder course to a depth of 40mm, and a 6mm dense asphalt concrete surfacing course to a depth of 20mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	72.67
0050EC	PAVING:EXCAV LAY 75MM ASPHT CONCRETE 100MM SUBBASE Paving:Excavate 170mm below required finished level, remove waste and debris, level and compact bottoms of excavations and fill in layers, 100mm crusher run of broken stone blinding, 20mm nominal size open-textured asphalt concrete binder course to a depth of 50mm and of 6mm nominal medium textured asphalt concrete surfacing course to a depth of 25mm laid to falls, crossfalls and slopes.	SM	68.72
0050EB	PAVING:EXCAV LAY 90MM ASPHT CONCRETE 140MM SUBBASE Paving:Excavate 230mm below required finished level, remove waste and debris, level and compact bottoms of excavations and fill in layers, 140mm bed of granular sub-base material, blinding, 20mm dense asphalt concrete binder course to a depth of 65mm, and a 6mm dense asphalt concrete surfacing course to a depth of 25mm laid to falls, crossfalls and slopes including joints to any existing finishes.	SM	74.81
	Hot Rolled Asphalt Paving		
0060BA	PAVING:EXCAVATE AND LAY 25MM ASPHALT Paving:Excavate 75mm below required finished level, remove waste and debris, level and compact bottoms of excavations and fill in layers, 50mm crusher run of broken stone, blinding, and 25mm hot rolled asphalt surfacing to paths laid to falls, crossfalls and slopes.	SM	26.62
0070AA	PAVING:LIFT AND REBED PCC PAVING FLAGS Paving:Lift any size existing precast concrete paving flags, fill and compact hardcore to soft spots and rebed existing flags on 25mm bed of cement mortar (1:4) and point up joints.	SM	13.13

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ITEM	DESCRIPTION	UNIT	RATE
0070BA	PAVING:RENEW NON STANDARD PCC PAVING FLAGS - 50MM Paving:Lift remnants of existing non-standard size precast concrete paving flags, fill and compact hardcore to soft spots and lay 50mm non-standard size precast concrete paving flags on 25mm bed of cement mortar (1:4), point up joints including any additional cutting and fitting to suit, remove waste and debris.	SM	82.55
0070BC	PAVING:RENEW STANDARD PCC PAVING FLAGS Paving:Lift remnants of existing precast concrete paving flags, fill and compact hardcore to soft spots and lay 50mm standard size precast concrete paving flags on 25mm bed of cement mortar (1:4), point up joints including any additional cutting and fitting to suit, remove waste and debris.	SM	63.41
0070BE	FLAG:EXCAVATE AND LAY NEW PRECAST CONCRETE - 63MM 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 63mm 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	96.86
0070BG	PAVING:RENEW NON STANDARD PCC PAVING FLAGS - 63MM Paving:Lift remnants of existing non-standard size precast concrete paving flags, fill and compact hardcore to soft spots and lay 63mm non-standard size precast concrete paving flags on 25mm bed of cement mortar (1:4), point up joints including any additional cutting and fitting to suit, remove waste and debris.	SM	83.80
0070BH	FLAG:RENEW SINGLE PCC PAVING FLAG - 50MM 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	22.32
0070BJ	FLAG:RENEW SINGLE PCC PAVING FLAG - 63MM Flag:Lift remnants of existing 63mm 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	26.68
0070BK	PAVING:RENEW STANDARD PCC PAVING FLAGS - 63MM Paving:Lift remnants of existing precast concrete paving flags, fill and compact hardcore to soft spots and lay 63mm standard size precast concrete paving flags on 25mm bed of cement mortar (1:4), point up joints including any additional cutting and fitting to suit, remove waste and debris.	SM	72.05
0070BM	FLAG:EXCAVATE AND LAY SALVAGED PCC PAVING 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 salvaged 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	59.96
0070BN	FLAGS:LIFT AND SET ASIDE PCC PAVING Flag:Lift any size existing precast concrete paving flag, clean, sort and stack and set aside for re-use.	SM	7.67
0070CA	PAVING:REGROUT PCC PAVING FLAGS Paving:RegROUT PCC paving, rake out joints, repoint with cement mortar (1:4).	SM	9.71

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0070CB	PAVING:FILLET POINT JOINT TO WALL FLAGS Paving:Rake out existing and/or fillet point in cement mortar (1:4) joint between edges of paving and wall/abutment.	LM	2.38
Paving - Precast Concrete Hazard Warning Type			
0071AA	FLAG:EXCAVATE AND LAY NEW PCC TACTILE - 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 Blister Type Tactile 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	141.73
0071AB	FLAG:EXCAVATE AND LAY NEW PCC TACTILE - 63MM 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 63mm standard size precast concrete Blister Type Tactile 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	136.23
0071AC	FLAG:EXCAVATE AND LAY NEW PCC HAZARD STRIP - 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 ne 450mm wide strip of 50mm standard size precast concrete Corduroy type Hazard Warning 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.	LM	58.81
0071AD	FLAG:EXCAVATE AND LAY NEW PCC HAZARD STRIP - 63MM 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 ne 450mm wide strip of 63mm standard size precast concrete Blister Type Tactile 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.	LM	67.62
0071AE	FLAG:RENEW SINGLE 50MM PCC CORDUROY PAVING FLAG Flag:Lift remnants of existing 50mm standard Corduroy type Hazard Warning 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	20.65
0071AF	FLAG:RENEW SINGLE 50MM PCC TACTILE PAVING FLAG Flag:Lift remnants of existing 50mm standard Blister Type Tactile 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	22.25
0071AG	FLAG:RENEW SINGLE 63MM PCC CORDUROY PAVING FLAG Flag:Lift remnants of existing 63mm standard Corduroy type Hazard Warning 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	24.89
0071AH	FLAG:RENEW SINGLE 63MM PCC TACTILE PAVING FLAG Flag:Lift remnants of existing 63mm standard Blister Type Tactile 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	24.89

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ITEM	DESCRIPTION	UNIT	RATE
0071AJ	PAVING:RENEW TACTILE PCC PAVING FLAGS - 50MM Paving:Lift remnants of existing precast concrete paving flags, fill and compact hardcore to soft spots and lay 50mm standard Blister Type Tactile precast concrete paving flags on 25mm bed of cement mortar (1:4), point up joints including any additional cutting and fitting to suit, remove waste and debris.	SM	120.14
0071AK	PAVING:RENEW TACTILE PCC PAVING FLAGS - 63MM Paving:Lift remnants of existing precast concrete paving flags, fill and compact hardcore to soft spots and lay 63mm standard Blister Type Tactile precast concrete paving flags on 25mm bed of cement mortar (1:4), point up joints including any additional cutting and fitting to suit, remove waste and debris.	SM	115.85
0071AL	PAVING:RENEW PCC HAZARD STRIP - 50MM Paving:Lift remnants of existing precast concrete paving flags, fill and compact hardcore to soft spots and lay ne 450mm wide strip of 50mm standard size precast concrete Corduroy type Hazard Warning 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, remove waste and debris.	LM	52.78
0071AM	PAVING:RENEW PCC HAZARD STRIP - 63MM Paving:Lift remnants of existing precast concrete paving flags, fill and compact hardcore to soft spots and lay ne 450mm wide strip of 63mm standard size precast concrete Corduroy type Hazard Warning 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, remove waste and debris.	LM	58.95
Paving - Brick			
0090BD	PAVINGS:LIFT, SET ASIDE BRICK PAVING Pavings:Lift up existing brick pavings, clean, sort and stack and set aside for re-use.	SM	32.51
0090BE	PAVING:LAY SALVAGED BRICK PAVING Paving:Lay salvaged brick paving including excavate to level, lay 100mm hardcore bed and lay salvaged brick paving on 25mm bed of cement mortar (1:4) including all pointing and cutting and bonding.	SM	81.95
Paving - Hoggin			
0090DA	PAVING:RENEW HOGGIN PAVING 30MM Paving:Renew gravel paving to paths and driveways ne 30mm thick including take up and clear away existing, supply, spread and level and compact natural hoggin to existing surfaces.	SM	10.27
Paving - Sett			
0091AA	PAVING:REBED GRANITE SETT Paving:Take up loose granite sett paving, set aside, clean bed and setts, lay and point setts in cement mortar (1:4) including all bonding.	SM	75.00
0091BA	PAVING:RENEW 150MM GRANITE SETT Paving:Renew 150x150mmx150mm granite sett paving including take up existing, fill and compact hardcore to soft spots and lay new setts on 30mm bed of cement mortar (1:4) including all pointing, cutting and bonding, remove waste and debris.	SM	234.01

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ITEM	DESCRIPTION	UNIT	RATE
0091BB	PAVING:RENEW 200MM GRANITE SETT Paving:Renew 200x150mmx150mm granite sett paving including take up existing and clear away, fill and compact hardcore to soft spots and lay new setts on 30mm bed of cement mortar (1:4) including all pointing, cutting and bonding, remove waste and debris.	SM	234.77
0091CA	PAVING:RENEW RECLAIMED 150MM GRANITE SETT Paving:Renew 150x150mmx150mm granite sett paving including take up existing, fill and compact hardcore to soft spots and lay reclaimed setts on 30mm bed of cement mortar (1:4) including all pointing, cutting and bonding, remove waste and debris.	SM	196.80
0091CB	PAVING:RENEW RECLAIMED 200MM GRANITE SETT Paving:Renew 200x150mmx150mm granite sett paving including take up existing, fill and compact hardcore to soft spots and lay reclaimed setts on 30mm bed of cement mortar (1:4) including all pointing, cutting and bonding, remove waste and debris.	SM	195.51
Paving - Artstone Sett			
0091DA	PAVING:REBED ARTSTONE SETT Paving:Take up loose artstone (tegula) sett paving, set aside, clean bed and setts, lay and point setts in cement mortar (1:4) including all bonding.	SM	64.97
0091DB	PAVING:RENEW 60MM ARTSTONE SETT Paving:Renew random sized 60mm artstone (tegula) sett paving including take up existing and clear away, fill and compact hardcore to soft spots and lay new setts on 30mm bed of cement mortar (1:4) including all pointing, cutting and bonding, remove waste and debris.	SM	138.81
0091DC	PAVING:RENEW 80MM ARTSTONE SETT Paving:Renew random sized 80mm artstone (tegula) sett paving including take up existing and clear away, fill and compact hardcore to soft spots and lay new setts on 30mm bed of cement mortar (1:4) including all pointing, cutting and bonding.	SM	180.74
Paving - Cobble			
0092AA	PAVING:REBED COBBLES Paving:Take up existing cobble paving 50-75mm, set aside, clean off, relay, bedding 30mm thick in cement mortar (1:4) jointing to a height of two thirds of the cobble in dry mortar tightly butted, washed and brushed.	SM	68.35
0092BA	PAVING:RENEW COBBLES Paving:Renew cobble paving including taking up existing and clear away, fill and compact hardcore to soft spots and lay new cobble paving:50-75mm, bedding 30mm thick in cement mortar (1:4) jointing to a height of two thirds of the cobble in dry mortar tightly butted, washed and brushed.	SM	115.25
Paving - Interlocking Concrete Block			
0093AA	PAVING:REBED INTERLOCK BLOCKS Paving:Take up loose interlocking paving blocks, set aside, clean blocks, make up levels and soft spots to sand bed as necessary, relay blocks including bonding, compacting with plate vibrator, jointing and pointing with approved joint filling sand.	SM	42.66

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ITEM	DESCRIPTION	UNIT	RATE
0093BA	PAVING:RENEW 60MM INTERLOCK Paving:Renew upto 60mm thick interlocking precast concrete paving blocks including take up existing and clear away, fill and compact hardcore to soft spots and lay new paving on 60mm bed of sand including bonding, compacting with plate vibrator, jointing and pointing with approved joint filling sand.	SM	119.21
0093CA	PAVING:RENEW 80MM INTERLOCK Paving:Renew 80mm thick interlocking precast concrete paving blocks including take up existing and clear away, fill and compact hardcore to soft spots and lay new paving on 60mm bed of sand including bonding, compacting with plate vibrator, jointing and pointing with approved joint filling sand.	SM	136.99
0093DA	PAVINGS:LIFT, SET ASIDE INTERLOCKING BLOCK PAVING Pavings:Lift upto 80mm thick existing interlocking precast concrete block pavings, clean, sort and stack and set aside for re-use.	SM	21.42
0093DB	PAVING:LAY NEW INTERLOCKING BLOCK PAVING Paving:Supply and lay new interlocking precast concrete block paving up to 80mm thick including excavate to level, lay 100mm hardcore bed and lay new interlocking precast concrete paving block paving on 50mm sand bed including all pointing and cutting and bonding.	SM	123.68
0093DC	PAVING:LAY SALVAGED INTERLOCKING BLOCK PAVING Paving:Lay Salvaged brick or pcc block paving including excavate to level, lay 100mm hardcore bed and lay salvaged interlocking precast concrete block paving on 50mm sand bed including all pointing and cutting and bonding.	SM	72.76
Paving - Chamfered Edge Concrete Block Paving			
0094AA	PAVING:REBED CHAMFER EDGE BLOCKS Paving:Take up loose chamfered edge concrete block paving, set aside, clean blocks, make up levels and soft spots to sand bed as necessary, relay blocks including bonding, compacting with plate vibrator, jointing and pointing with approved joint filling sand.	SM	41.98
0094BA	PAVING:RENEW CHAMFER EDGE BLOCK Paving:Renew 200x100x65mm thick concrete paving blocks with chamfered edge including take up existing and clear away, fill and compact hardcore to soft spots and lay new paving on 60mm bed of sand including bonding, compacting with plate vibrator, jointing and pointing with approved joint filling sand.	SM	82.64
0094CA	PAVINGS:LIFT,SET ASIDE CHAMFERED EDGE BLOCK PAVING Pavings:Lift upto 80mm thick existing chamfered edge precast concrete block pavings, clean, sort and stack and set aside for re-use.	SM	22.18
0094CB	PAVING:LAY NEW CHAMFERED EDGE BLOCK PAVING Paving:Supply and lay new chamfered edge precast concrete block paving up to 80mm thick including excavate to level, lay 100mm hardcore bed and lay new concrete paving blocks with chamfered edge paving on 50mm sand bed including all pointing and cutting and bonding.	SM	80.95
0094CC	PAVING:LAY SALVAGED CHAMFERED EDGE BLOCK PAVING Paving:Lay salvaged chamfered edge precast concrete block paving including excavate to level, lay 100mm hardcore bed and lay salvaged chamfered edge block paving on 50mm sand bed including all pointing and cutting and bonding.	SM	72.76

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Paving - Grass Concrete Block			
0095AA	PAVING:REBED GRASS CONCRETE Paving:Take up loose grass concrete paving units, set aside, clean units, make up levels and soft spots to sand bed as necessary, relay units, voids filled with topsoil and sown with grass seed.	SM	31.42
0095BA	PAVING:RENEW GRASS CONCRETE Paving:Renew 120mm thick precast concrete perforated paving units including take up existing and clear away, fill and compact hardcore to soft spots and lay new units on 25mm bed of sand, voids filled with topsoil and sown with grass seed.	SM	92.75
Mowing Strip - Precast Concrete Flag			
0107AA	MOWING:LAY NEW PCC MOWING STRIP 300MM WIDE Mowing: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 300mm wide on 25mm bed of cement mortar (1:4) against building or external walls, including point up joints and all cutting and dishing to gullies, covers and the like.	LM	23.31
Paving -Tree Grilles			
0096AA	TREE:GRILLE-BRICK:1350X1350MM:450 HOLE Tree Grille:Supply and lay special quality paving bricks in grid size 1350x1350mm around tree on 50mm bed of sharp sand well tamped and pointed in sand, with 450x450mm hole for tree and remove waste and debris.	NO	84.43
0096AB	TREE:GRILLE-BRICK:1800X1800MM:450 HOLE Tree Grille:Supply and lay special quality paving bricks in grid size 1800x1800mm around tree on 50mm bed of sharp sand well tamped and pointed in sand, with 450x450mm hole for tree and remove waste and debris.	NO	118.42
0096AC	TREE:GRILLE-BRICK:2250X2250MM:450 HOLE Tree Grille:Supply and lay special quality paving bricks in grid size 2250x2250mm around tree on 50mm bed of sharp sand well tamped and pointed in sand, with 450x450mm hole for tree and remove waste and debris.	NO	160.14
0096AD	TREE:GRILLE-BRICK:2700X2700MM:450 HOLE Tree Grille:Supply and lay special quality paving bricks in grid size 2700x2700mm around tree on 50mm bed of sharp sand well tamped and pointed in sand, with 450x450mm hole for tree and remove waste and debris.	NO	216.40
0096AE	TREE:GRILLE-GRANITE SETT:1000X1000MM:400 HOLE Tree Grille:Supply and lay granite setts in grid size 1000x1000mm around tree on 50mm bed of sharp sand well tamped and pointed in sand, with 400x400mm hole for tree and remove waste and debris.	NO	170.57
0096AF	TREE:GRILLE-GRANITE SETT:1400X1400MM:400 HOLE Tree Grille:Supply and lay granite setts in grid size 1400x1400mm around tree on 50mm bed of sharp sand well tamped and pointed in sand, with 400x400mm hole for tree and remove waste and debris.	NO	323.52

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ITEM	DESCRIPTION	UNIT	RATE
0096AG	TREE:GRILLE-GRANITE SETT:1800X1800MM:400 HOLE Tree Grille:Supply and lay granite setts in grid size 1800x1800mm around tree on 50mm bed of sharp sand well tamped and pointed in sand, with 400x400mm hole for tree and remove waste and debris.	NO	522.55
0096AH	TREE:GRILLE-GRANITE SETT:2000X2000MM:400 HOLE Tree Grille:Supply and lay granite setts in grid size 2000x2000mm around tree on 50mm bed of sharp sand well tamped and pointed in sand, with 400x400mm hole for tree and remove waste and debris.	NO	641.50
0096AI	TREE:GRILLE-RENEW GRAVEL PAVING 30MM TO TREE GRID Paving:Renew gravel paving to tree grid or grille ne 30mm thick including take up grill and set aside, take up gravel and clear away existing, relay grid to level and supply, spread and level washed gravel.	NO	7.25
0098BA	TYPE 1 AGGREGATE:SUB-BASE OR BED NE 150 Type 1 Aggregate:Extra for type 1 aggregate sub-base or bed ne 150mm thick rolled and 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	29.30
0098CA	LEAN MIX:SUB-BASE OR BED NE 150 Lean Mix:Extra for lean mix concrete sub-base or bed ne 150mm thick rolled and 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	23.59
0130FA	NOSING:RENEW INSET NOSING TO PCC STEP Nosing:Renew Ferodo type or other equal and approved Inset nosing to step in precast concrete paving ne 200mm wide including all jointing, bedding and pointing as required and all cutting, make good to adjacent finishes and remove waste and debris.	LM	41.78
0130FB	NOSING:REFIX BED LOOSE INSET NOSING TO PCC STEP Nosing:Rebed loose Ferodo type inset nosing to precast concrete step including remove existing, clean off as necessary and rebed as required (per step).	IT	18.45
Ramps - Modular			
0131AA	RAMP:CONSTRUCT MODULAR RAMP 1000MM OPEN Ramp:Install modular system DDA/Equalities Act compliant minimum 1008mm wide ramp floor frames and supports fabricated from mild steel hot zinc sprayed, support frame built off existing hard surfacing, ramp to have consistent gradient between 1:12 and 1:20 including 1200mm wide top platform and 1200mm intermediate level platforms at each change of direction, minimum 106mm upstand kerb edgings on either side, continuous unobstructed 34mm diameter black powder coated open balustrade to both sides of ramp and to platforms, vertical posts at 600mm centres minimum, handrail at 900mm high and intermediate rail at 450mm above finished floor level of ramp and level platforms, handrails to be 75mm clear of adjacent walls and obstructions and extend 300mm beyond to the end of the rail, surface of platforms and ramp to be slip resistant fibre glass mesh, black on ramps, beige on platforms, and shed water.	LM	1066.31

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ITEM	DESCRIPTION	UNIT	RATE
0131AB	RAMP:CONSTRUCT MODULAR RAMP 1200MM OPEN Ramp:Install modular system DDA/Equalities Act compliant minimum 1208mm wide ramp floor frames and supports fabricated from mild steel hot zinc sprayed, support frame built off existing hard surfacing, ramp to have consistent gradient between 1:12 and 1:20 including 1200mm wide top platform and 1200mm intermediate level platforms at each change of direction, minimum 106mm upstand kerb edgings on either side, continuous unobstructed 34mm diameter black powder coated open balustrade to both sides of ramp and to platforms, vertical posts at 600mm centres minimum, handrail at 900mm high and intermediate rail at 450mm above finished floor level of ramp and level platforms, handrails to be 75mm clear of adjacent walls and obstructions and extend 300mm beyond to the end of the rail, surface of platforms and ramp to be slip resistant fibre glass mesh, black on ramps, beige on platforms, and shed water.	LM	1281.34
0131BA	RAMP:CONSTRUCT MODULAR RAMP 1000MM CLOSED Ramp:Install modular system DDA/Equalities Act compliant minimum 1008mm wide ramp floor frames and supports fabricated from mild steel hot zinc sprayed, support frame built off existing hard surfacing, ramp to have consistent gradient between 1:12 and 1:20 including 1200mm wide top platform and 1200mm intermediate level platforms at each change of direction, minimum 106mm upstand kerb edgings on either side, continuous unobstructed 34mm diameter black powder coated closed balustrade to both sides of ramp and to platforms, vertical posts at 1200mm centres minimum, black powder coated balusters at 100mm centres, handrail with blue or yellow "warm to touch" on top at 900mm and intermediate rail at 450mm above finished floor level of ramp and level platforms, handrails to be 75mm clear of adjacent walls and obstructions and extend 300mm beyond to the end of the rail, surface of platforms and ramp to be slip resistant fibre glass mesh, black on ramps, beige on platforms, and shed water.	LM	1218.41
0131BB	RAMP:CONSTRUCT MODULAR RAMP 1200MM CLOSED Ramp:Install modular system DDA/Equalities Act compliant minimum 1208mm wide ramp floor frames and supports fabricated from mild steel hot zinc sprayed, support frame built off existing hard surfacing, ramp to have consistent gradient between 1:12 and 1:20 including 1200mm wide top platform and 1200mm intermediate level platforms at each change of direction, minimum 106mm upstand kerb edgings on either side, continuous unobstructed 34mm diameter black powder coated closed balustrade to both sides of ramp and to platforms, vertical posts at 1200mm centres minimum, black powder coated balusters at 100mm centres, handrail with blue or yellow "warm to touch" on top at 900mm and intermediate rail at 450mm above finished floor level of ramp and level platforms, handrails to be 75mm clear of adjacent walls and obstructions and extend 300mm beyond to the end of the rail, surface of platforms and ramp to be slip resistant fibre glass mesh, black on ramps, beige on platforms, and shed water.	LM	1421.74
Purpose Built Ramps			
0131GA	RAMP:EXCAVATE CONCRETE TRENCH TO RAMP Ramp:Excavate trench 500mm wide and ne 500mm deep to wall to ramp, including all necessary planking and strutting, return, fill in and ram, remove waste and debris, level and ram, lay concrete GEN 3 in trench to depth ne 250mm.	CM	373.61
0131GB	RAMP:HARDCORE FILLING UNDER RAMP Ramp:Imported filling to ramp etc., laid and compacted in maximum 300mm layers.	CM	92.62

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0131GC	RAMP:LAY NE 100MM CONCRETE SURFACE Ramp:Grade surface of hardcore filling, blind and lay ne 100mm concrete RC25/30 to falls and crossfalls, tamped finish with trowelled smooth perimeter, including dishing to gullies, gratings and the like and all formwork.	SM	92.71
0131GD	RAMP:BUILD 1B WALL IN COMMONS TO RAMP Ramp:Supply and lay new common bricks in one brick wall bedded and pointed in cement lime mortar (1:1:6).	SM	156.17
0131GE	RAMP:BUILD 1B WALL IN FACINGS TO RAMP Ramp:Supply and lay new facing bricks in one brick wall to ramp bedded and pointed in cement lime mortar (1:1:6) as the work proceeds.	SM	223.01
0131GF	RAMP:BUILD 200MM BLOCK WALL TO RAMP Ramp:Supply and lay new 200mm thick blockwork in walls to ramp, bedded and pointed in cement lime mortar (1:1:6).	SM	94.37
0131GH	RAMP:BUILD 225MM BLOCK WALL TO RAMP Ramp:Supply and lay new 225mm thick blockwork in walls to ramp, bedded and pointed in cement lime mortar (1:1:6).	SM	97.29
0131GJ	RAMP:APPLY SMOOTH RENDER DUB OUT TO RAMP WALLS Ramp:Apply 12mm cement and sand render (1:3) with waterproofing agent to ramp walls trowelled smooth, dub out as necessary with cement and sand, including all preparation, labours and remove waste and debris.	SM	31.42
0131GK	RAMP:INSTALL CHANNEL STEEL GRATING Ramp:Supply and lay proprietary polypropylene channel drain and galvanised steel grating in conjunction with new or renewed ramp construction, clip channels together complete with all fixings, outlets, angle and end units, make all connections to to existing pipework, testing, remove waste and debris.	LM	27.22
0131GN	RAMP:LAY NEW BRICK PAVING-MORTAR OR SAND Paving:Supply and lay new brick paving on 25mm bed of cement mortar (1:4) or 50mm sand bed to falls and crossfalls, including all pointing and cutting and bonding.	SM	132.27
Metal Stairs, Walkways and Balustrades			
Balustrades - Isolated			
0271DA	BALUSTER:RENEW Baluster:Cut out damaged existing and renew 14x14x1100mm high galvanised mild steel baluster to balustrade, welded at both ends to hostizontal rails, rub down, prepare for and decorate to match existing.	NO	30.43
Garden Sheds			
0312AA	SHED:INSTALL PROPRIETARY STORAGE INCLUDING SLAB Shed:Supply and install proprietary storage shed [PC Sum for supply and delivery to site £440.00 excluding VAT] approximate plan size 2400x1800mm complete with door, all ironmongery, locks etc., shed fixed to and including 150mm concrete slab laid on and including damp proof membrane on blinded hardcore bed, include for all excavation, remove waste and debris, compacting as necessary.	IT	999.61
0312BA	SHED:INSTALL PROPRIETARY STORAGE EXCLUDING SLAB Shed:Supply and install proprietary storage shed [PC Sum for supply and delivery to site £440.00 excluding VAT] approximate plan size 2400x1800mm	IT	711.10

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	complete with door, all ironmongery, locks etc., shed fixed to existing concrete or precast concrete hardstanding.		
3221CD	SHED DOOR:RENEW COMPOSITE L AND B DOOR AND FRAME Shed Door:Renew shed or bin store door with any size composite ledged and braced door, all ironmongery, decorate and make good.	NO	668.85

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FENCING AND GATES			
Fencing			
Fencing - Boarded			
0171AD	FENCING:RENEW 1.8M BOARD - TIMBER POST Fencing:Renew or provide new 1.65m high tanalised timber vertical board fencing including for taking down remnants of existing fence and posts set in concrete, remove from site to approved tip, and set 125x125mm x 2.65m long softwood posts in concrete at ne 1.80m centres with three 69x44mm softwood rails bolted to posts and 144x20mm vertical boards nailed to rails, softwood gravel board with centre prop (measured per metre run of fencing).	LM	133.91
0171AM	FENCING:RENEW 1.2M BOARD PCC POST NO GRAVEL BOARD Fencing:Renew or provide new ne 1200mm tanalised timber vertical board fencing including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, and set 100 x 100mm x 1.65m long precast concrete posts in concrete GEN 3 at ne 1.80m centres with two 69 x 44mm softwood rails bolted to posts and 144 x 20mm vertical boards nailed to rails, bull wire clipped to boards, no gravel board required (measured per metre run of fencing).	LM	111.14
Fencing - Close Boarded			
0171BA	FENCING:RENEW 1.2M CLOSE BOARD PCC POST Fencing:Renew or provide new 1.05m tanalised timber closeboard fencing including for taking down remnants of existing fence and posts set in concrete, remove from site to approved tip, and set 100x100x1650mm long concrete posts in concrete at 1.80m centres with two 69x44mm softwood arris rails bolted to posts and 144x20mm vertical boards 1.05m high nailed to rails, provide and fix 25x150mm tanalised softwood gravel board with centre prop. (measured per metre run of fencing).	LM	116.14
0171BB	FENCING:RENEW 1.2M CLOSE BOARD TIMBER POST Fencing:Renew or provide new 1.05m tanalised timber closeboard fencing including for taking down remnants of existing fence and posts set in concrete, remove from site to approved tip, and set 100x100x1650mm long tanalised softwood posts in concrete at 1.80m centres with two 69x44mm softwood arris rails bolted to posts with 144x20mm vertical boards 1.05m high nailed to rails, provide and fix 25x150mm tanalised softwood gravel board with centre prop. (measured per metre run of fencing).	LM	106.55
0171BE	FENCING:RENEW 1.2M CLOSE BOARD PCC POST GRAVEL BRD Fencing:Renew or provide new tanalised timber close board fencing including for taking down remnants of existing fence and posts set in concrete, remove from site to approved tip, and set 100 x 100 x 1.65m long precast concrete posts in concrete GEN 3 at 1.80m centres with two 69 x 44mm softwood arris rails bolted to posts and 144 x 20mm vertical boards 1.05m high nailed to rails, provide and fix 25 x 150mm precast concrete gravel board with centre prop. (measured per metre run of fencing).	LM	129.01
0171BG	FENCING:RENEW 1.5M CLOSE BOARD PCC POST Fencing:Renew or provide new 1.35m tanalised timber closeboard fencing including for taking down remnants of existing fence and posts set in concrete, remove from site to approved tip, and set 100x100x1.95m long concrete posts in concrete at 1.80m centres with two 69x44mm softwood arris rails bolted to posts and 144x20mm vertical boards 1.35m high nailed to rails, provide and fix 25x150mm tanalised softwood gravel board with centre prop. (measured per metre run of fencing).	LM	115.78

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0171BH	FENCING:RENEW 1.5M CLOSE BOARD TIMBER POST Fencing:Renew or provide new 1.35m tanalised timber closeboard fencing including for taking down remnants of existing fence and posts set in concrete, remove from site to approved tip, and set 100x100x1.95m long tanalised softwood posts in concrete at 1.80m centres with two 69x44mm softwood arris rails bolted to posts with 144x20mm vertical boards 1.35m high nailed to rails, provide and fix 25x150mm tanalised softwood gravel board with centre prop. (measured per metre run of fencing).	LM	104.72
0171BJ	FENCING:RENEW 1.5M CLOSE BOARD PCC POST GRAVEL BRD Fencing: Renew or provide new tanalised timber close board fencing including for taking down remnants of existing fence and posts set in concrete, remove from site to approved tip, and set 100 x 100 x 1.95m long precast concrete posts in concrete GEN 3 at 1.80m centres with two 69 x 44mm softwood arris rails bolted to posts and 144 x 20mm vertical boards 1.35m high nailed to rails, provide and fix 25 x 150mm precast concrete gravel board with centre prop. (measured per metre run of fencing).	LM	126.48
0171BC	FENCING:RENEW 1.8M CLOSE BOARD PCC POST Fencing:Renew or provide new 1.80m high tanalised timber closeboard fencing including for taking down remnants of existing fence and posts set in concrete, remove from site to approved tip, and set 125x125x2250mm long concrete posts in concrete at 1.80m centres with three softwood arris rails 69x44mm bolted to posts and 144x20mm vertical boards 1.675m high nailed to rails, provide and fix 25x150mm tanalised softwood gravel board with centre prop. (measured per metre run of fencing).	LM	153.60
0171BD	FENCING:RENEW 1.8M CLOSE BOARD TIMBER POST Fencing:Renew or provide new 1.80m high tanalised timber closeboard fencing including for taking down remnants of existing fence and posts set in concrete, remove from site to approved tip, and set 125x125x2250mm long tanalised softwood posts in concrete at 1.80m centres, with three softwood arris rails 69x44mm bolted to posts and 144x20mm vertical boards 1.675m high nailed to rails, provide and fix 25x150mm tanalised gravel board with centre prop. (measured per metre run of fencing).	LM	133.91
0171CE	FENCING:RENEW 1.8M CLOSE BOARD PCC POST GRAVEL BRD Fencing:Renew or provide new tanalised timber close board fencing including for taking down remnants of existing fence and posts set in concrete, remove from site to approved tip, and set 125 x 125 x 2.25m long precast concrete posts in concrete GEN 3 at 1.80m centres with three softwood arris rails 69 x 44mm bolted to posts and 144 x 20mm vertical boards 1.675m high nailed to rails, provide and fix 25 x 150mm precast concrete gravel board with centre prop. (measured per metre run of fencing).	LM	162.56
Fencing - Vertical Boarded			
0171CD	FENCING:RENEW VERTICAL BOARD-3.00M Fencing:Renew 144 x 20mm softwood vertical board 3.00m high, remove waste and debris.	NO	10.93
0171AR	FENCING:RENEW RUN OF VERTICAL BOARD-1.20M Fencing:Renew 144x20mm softwood vertical boarding 1.20m high to close boarded fence high complete with fixing, wire clipped to boards, remove waste and debris, (measured per metre run of fencing).	LM	29.83
0171AS	FENCING:RENEW RUN OF VERTICAL BOARD-1.675M Fencing:Renew 144x20mm softwood vertical boarding 1.65m high to close boarded fence complete with fixing, wire clipped to boards, remove waste and debris (measured per metre run of fencing).	LM	36.26
0171AT	FENCING:RENEW RUN OF VERTICAL BOARD-1.80M	LM	38.51

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	Fencing:Renew 144x20mm softwood vertical boarding 1.80m high to close boarded fence complete with fixing, wire clipped to boards, remove waste and debris (measured per metre run of fencing).		
	Fencing - Diagonal Boarded		
0171DA	FENCING:RENEW 1.2M DIAG BOARD PCC POST GRAVEL BRD Fencing:Renew or provide new ne 1200 mm high tanalised timber diagonal board fencing including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, and set 100 x 100mm x 1.65m long precast concrete posts in concrete GEN 3 at ne 1.80m centres with two 69 x 44mm softwood D rails bolted to posts and 144 x 20mm diagonal boards nailed to rails, bull wire clipped to boards, precast concrete gravel board with centre prop (measured per metre run of fencing).	LM	125.07
0171DB	FENCING:RENEW 1.2M DIAG BOARD PCC POST NO GRV BRD Fencing:Renew or provide new ne 1200 mm high tanalised timber diagonal board fencing including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, and set 100 x 100mm x 1.65m long precast concrete posts in concrete GEN 3 at ne 1.80m centres with two 69 x 44mm softwood D rails bolted to posts and 144 x 20mm diagonal boards nailed to rails, bull wire clipped to boards, no gravel board required (measured per metre run of fencing).	LM	111.98
0171EA	FENCING:RENEW 1.8M DIAG BOARD PCC POST SW GRV BRD Fencing:Renew or provide new over 1200 and ne 1800mm high tanalised timber diagonal board fencing including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, and set 125 x 125mm x 2.25m long precast concrete posts in concrete GEN 3 at ne 1.80m centres with three softwood D rails 69x44mm bolted to posts and 144 x 20mm vertical boards nailed to rails, bull wire clipped to boards 25 x 150mm softwood gravel board with centre prop (measured per metre run of fencing).	LM	132.65
0171EB	FENCING:RENEW 1.8M DIAG BOARD PCC POST GRAVEL BRD Fencing:Renew or provide new over 1200 and ne 1800mm high tanalised timber diagonal board fencing including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, and set 125 x 125mm x 2.25m long precast concrete posts in concrete GEN 3 at ne 1.80m centres with three softwood D rails 69 x 44mm bolted to posts and 144 x 20mm diagonal boards nailed to rails, bull wire clipped to boards, precast concrete gravel board with centre prop (measured per metre run of fencing).	LM	141.71
0171EC	FENCING:RENEW 1.8M DIAG BOARD PCC POST NO GRAV BRD Fencing:Renew or provide new over 1200 and ne 1800mm high tanalised timber diagonal board fencing including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, and set 125 x 125mm x 2.25m long precast concrete posts in concrete GEN 3 at ne 1.80m centres with three softwood D rails 69 x 44mm bolted to posts and 144 x 20mm diagonal boards nailed to rails, bull wire clipped to boards, no gravel board required (measured per metre run of fencing).	LM	129.42
0171FA	FENCING:RENEW DIAGONAL BOARD Fencing:Renew ne 144 x 20mm tantalised softwood diagonal board preservative stained, remove waste and debris.	LM	6.99
0171FB	FENCING:RENEW SOFTWOOD D RAIL Fencing:Renew ne 69 x 44mm tantalised softwood D rail bolted to concrete or timber post by carefully removing diagonal boards as necessary, renew rail, renail existing diagonal boards, remove waste and debris.	LM	14.81

Fencing - Trellis Panels

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ITEM	DESCRIPTION	UNIT	RATE
0173DA	TRELLIS:RENEW 1.8M PANEL WITH PCC POSTS Trellis:Renew Timber Trellis panel fencing complete consisting of 1.80x1.80m high Trellis fencing panels fixed with galvanised metal support brackets to and including 100x100mm PCC posts, allow for all necessary excavation including excavation for posts, concrete, backfill and remove surplus to approved tip, reinstate paths and gardens as necessary (measured per metre run of fencing).	LM	95.97
0173DB	TRELLIS:ERECT 1.8M HIGH PANEL WITH PCC POSTS Trellis:Erect tanalised 1.80m high Trellis panel fencing complete consisting of trellis 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	110.47
Fencing - Decorative Metal - Hairpin			
0173EA	FENCING:RENEW HAIRPIN METAL ON EXISTING POSTS 1.2M Fencing:Renew Hairpin top decorative metal fencing 1.20m high on existing posts, including removal of old and remove from site to approved tip, supply and fix new galvanised steel fencing panels including all bars, rails, fittings, bolts etc. (measured per metre run of fencing).	LM	159.10
0173EC	FENCING:RENEW HAIRPIN METAL ON EXISTING POSTS 1.8M Fencing:Renew hairpin top decorative metal fencing 1.80m high on existing posts, including removal of old and remove from site to approved tip, supply and fix new galvanised steel fencing panels including all bars, rails, fittings, bolts etc, (measured per metre run of fencing).	LM	585.39
0173EB	FENCING:ERECT HAIRPIN TOP METAL FENCE POSTS 1.2M Fencing:Erect new hairpin top decorative fencing 1.20m high with 100x100mm x 2.35m galvanised steel posts cast into concrete at ne 2.4m centres including all bars, rails, fittings, bolts 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	205.00
0173ED	FENCING:ERECT HAIRPIN TOP METAL FENCE POSTS 1.8M Fencing:Erect new hairpin top decorative metal fencing 1.80m high on and including 100x100 x 2.85m galvanised rolled hollow section steel posts cast into concrete Gen 3 at ne 2.4m centres including all 12mm diameter bars, 40x10mm top and bottom rails, fittings, bolts 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	689.22
0173EF	FENCING:RENEW HAIRPIN METAL ON NEW POSTS 1.8M Fencing:Renew with hairpin top decorative metal fencing 1.80m high on and including 100x100 x 2.85m galvanised rolled hollow section steel posts cast into concrete GEN 3 at ne 2.75m centres, including removal of old and remove from site to approved tip, supply and fix new galvanised steel fencing panels including all 12mm bars, 40 x 10mm top and bottom rails, fittings, bolts etc, decoration and all excavation, concrete around post, backfill and remove waste and debris, reinstatement of paving, gardens and the like (measured per metre run of fencing).	LM	658.91
0173EG	FENCING:RENEW HAIRPIN METAL ON EXISTING POSTS 0.6M Fencing:Renew Hairpin top decorative metal fencing 0.6m high on existing posts, including removal of old and remove from site to approved tip, supply and fix new galvanised steel fencing panels including all bars, rails, fittings, bolts etc. (measured per metre run of fencing).	LM	289.40
0173KA	FENCING:ERECT BOW TOP METAL FENCE POSTS 1.2M Fencing:Erect new bow top decorative fencing 1.20m high with 100x100mm x	LM	552.41

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ITEM	DESCRIPTION	UNIT	RATE
	2.35m galvanised steel posts cast into concrete at ne 2.4m centres including all bars, rails, fittings, bolts etc. and all excavation, concrete backfill and remove waste and debris, reinstatement of paving, gardens and the like (measured per metre run of fencing).		
0173KB	FENCING:REPLACE TOP/BOTTOM RAIL TO BOW TOP FENCE Fence:Remove existing and weld in place replacement top or bottom horizontal rail to bow top fencing, decorate to match existing and remove waste and debris.	IT	56.62
0177EB	FENCING:RENEW HAIRPIN METAL ON NEW POSTS 1.2M Fencing:Renew with Hairpin top decorative metal fencing ne 1.20m high on and including 50 x5 0mm x 2.35m galvanised rolled hollow section steel posts cast into concrete GEN 3 at n.e. 2.75m centres, including removal of old and remove from site to approved tip, supply and fix new galvanised steel fencing panels including all 12mm diameter bars, 40x10mm top and bottom rails, fittings, bolts, decoration etc., and all excavation, concrete GEN 3, backfill and remove waste and debris, reinstatement of paving, gardens and the like (measured per metre run of fencing).	LM	226.48
0177ED	FENCING:RENEW HAIRPIN METAL ON WALL 1.2M Fencing:Renew with Hairpin top decorative metal fencing ne 1.20m high on and including 50 x 50mm x 2.35m galvanised rolled hollow section steel posts built into brickwork or concrete at n.e. 2.75m centres, including removal of old and remove from site to approved tip, supply and fix new galvanised steel fencing panels including all 12mm diameter bars, 40x10mm top and bottom rails, fittings, bolts, decoration etc., and concrete around post and remove waste and debris, (measured per metre run of fencing).	LM	248.47
0177EE	FENCING:ERECT HAIRPIN TOP METAL FENCE POSTS 0.50M Fencing:Erect new Hairpin top decorative fencing ne o.50m high with 50 x 50mm x 2.35m galvanised rolled hollow section steel posts cast into concrete at n.e. 2.75m centres and galvanised steel fencing panels including all 12mm diameter bars, 40x10mm top and bottom rails, fittings, bolts, decoration etc., and all excavation, concrete GEN 3, backfill and remove waste and debris, reinstatement of paving, gardens and the like (measured per metre run of fencing).	LM	152.00
	Fencing - Decorative Metal		
0173FA	FENCING:RENEW DECORATIVE METAL ON EXIST POSTS 1.8M Fencing:Renew decorative metal fencing 1.80m high on existing posts, including removal of old and remove from site to approved tip, supply and fix new galvanised steel fencing panels including all bars, rails, fittings, bolts etc. (measured per metre run of fencing).	LM	262.54
0173FB	FENCING:ERECT DECORATIVE METAL FENCE POSTS 1.8M Fencing:Erect new decorative metal fencing 1.80m high with 100x100mm x 2.35m galvanised steel posts cast into concrete at ne 2.4m centres and galvanised steel fencing panels including all bars, rails, fittings, bolts 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	332.54
	PVC Weldmesh Security Fencing		
0173GA	FENCING:RENEW PVC WELDMESH SECURITY 1.8M Fencing:Renew pvc weldmesh security fencing 1.80m high on existing posts, including excavate to remove old buried section and supply and fix new weldmesh fencing, mesh size 38x75mm including 3.15mm pvc coated mild steel wires and all fittings, ties etc. Fence set 600mm into ground (overall mesh height =2.40m), backfill trench, remove surplus and spoil to approved tip, make good (measured per metre run of fencing).	LM	72.89

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ITEM	DESCRIPTION	UNIT	RATE
0173GB	FENCING:ERECT NEW PVC WELDMESH SECURITY 1.8M Fencing:Erect new pvc weldmesh security fencing 1.80m high on 100 x 100 concrete or pvc coated mild steel posts set in concrete at 1.80m centres, supply and fix new weldmesh fencing, mesh size 38x75mm including 3.15mm pvc coated mild steel wires and all fittings, ties etc. Fence set 600mm into ground (overall mesh height =2.40m). Allow for all necessary excavations, concrete (C25) backfill pits and trenches, remove surplus and spoil to approved tip, reinstatement of paving, gardens and the like (measured per metre run of fencing).	LM	96.02
	Galvanised Weldmesh Security Fencing		
0173HA	FENCING:RENEW GALV WELDMESH SECURITY 1.8M Fencing:Renew galvanised weldmesh security fencing 1.80m high on existing posts, including excavate to remove old buried section and supply and fix new weldmesh fencing, mesh size 38x75mm including 3.15mm galvanised mild steel wires and all fittings, ties etc. Fence set 600mm into ground (overall mesh height =2.40m), backfill trench, remove surplus and spoil to approved tip, make good (measured per metre run of fencing).	LM	66.89
0173HB	FENCING:ERECT NEW GALV WELDMESH SECURITY 1.8M Fencing:Erect new galvanised weldmesh security fencing 1.80m high on 100 x 100 concrete or galvanised mild steel posts set in concrete at 1.80m centres, supply and fix new weldmesh fencing, mesh size 38x75mm including 3.15mm galv mild steel wires and all fittings, ties etc. Fence set 600mm into ground (overall mesh height =2.40m). Allow for all necessary excavations, concrete (C25) backfill pits and trenches, remove surplus and spoil to approved tip, reinstatement of paving, gardens and the like (measured per metre run of fencing).	LM	90.02
	Galvanised Palisade Fencing		
0173JA	FENCING:RENEW GALV PALISADE NE 2100 MM HIGH Fencing:Renew with galvanised steel palisade fencing ne 2.10m high, on and including 102 x 44mm galvanised rolled steel posts cast into 400 x 400 x 700mm deep concrete GEN 3 bases at ne. 2.75m centres, including removal of old and remove from site to approved tip, supply and fix new 2.5mm or 3mm hot dipped galvanised steel D section pales with triple or spiked heads on and including two 50 x 50 x 2.75mm galvanised steel rails, galvanised bolted with shearnuts. and all excavation, concrete GEN 3, backfill and remove waste and debris, reinstatement of paving, gardens and the like (measured per metre run of fencing).	LM	108.46
0173JB	FENCING:RENEW GALV PALISADE NE 2400 MM HIGH Fencing:Renew with galvanised steel palisade fencing ne 2.40m high, on and including 102 x 44mm galvanised rolled steel posts cast into 450 x 450 x 1100mm deep concrete GEN 3 bases at ne. 2.75m centres, including removal of old and remove from site to approved tip, supply and fix new 3.00mm or 3.50mm hot dipped galvanised steel D section pales with triple or spiked heads on and including two 50 x 50 x 2.75mm galvanised steel rails, galvanised bolted with shearnuts, support feet set in and including concrete and all excavation, concrete GEN 3, backfill and remove waste and debris, reinstatement of paving, gardens and the like (measured per metre run of fencing).	LM	114.72
0173JC	FENCING:EXTRA OVER NE 2.1M GALV PALISADE FOR GATE Fencing:Extra over ne 2.10m high palisade fencing for forming pedestrian gate ne. 1.00m wide comprising 2.5mm or 3mm hot dipped galvanised steel D section pales with triple or spiked heads on and including two 50 x 50 x 2.75mm galvanised steel rails, galvanised bolted with shearnuts, additional 102 x 44mm galvanised rolled steel as gate post cast into 400 x 400 x 700mm deep concrete GEN 3, gate complete with fixing lugs welded to gate and to post, sliding	NO	346.28

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	padbolt and keep welded to gate and post, and all excavation, concrete GEN 3, backfill and remove waste and debris, reinstatement of paving, gardens and the like.		
0173JD	FENCING:EXTRA OVER NE 2.4M GALV PALISADE FOR GATE Fencing:Extra over ne 2.40m high palisade fencing for forming pedestrian gate ne. 1.00m wide comprising 3.00mm or 3.50mm hot dipped galvanised steel D section pales with triple or spiked heads on and including two 50 x 50 x 2.75mm galvanised steel rails, galvanised bolted with shearnuts, additional 102 x 44mm galvanised rolled steel as gate post cast into 450 x 450 x 1100mm deep concrete GEN 3, gate complete with fixing lugs welded to gate and to post, sliding padbolt and keep welded to gate and post, and all excavation, concrete GEN 3, backfill and remove waste and debris, reinstatement of paving, gardens and the like.	NO	373.16
	Barrier Railings		
0173MA	BARRIER RAILINGS:SUPPLY AND FIX 1.1M HIGH Barrier Railings:Supply and fix galvanised mild steel balustrade 1100mm high comprising 6x50mm horizontal rails, 50x50mm posts 1525mm long, ragged at end at 2.00m centres and 12x12mm balusters all welded together and set in concrete GEN3, excavate post holes, backfill and remove waste and debris, reinstatement of paving, gardens and the like, rub down and prepare for and decorate to all surfaces. (measured per metre run of fencing).	LM	406.20
0174AJ	FENCING:REFIX WELD MESH FENCING TO POSTS Fencing:Refix weld mesh fencing to posts including renewal of any damaged fixings, make good decorations and remove waste and debris.	SM	19.06
	Fencing - Post and Wire		
0174EA	FENCING:RENEW POST AND WIRE 0.9M HIGH Fencing:Renew 900mm high post and wire fencing complete, concrete posts with rounded tops and struts at 2743mm centres set 600mm into ground in and including concrete (1:3:6), three strands of 2.50mm 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	29.27
0174FA	FENCING:RENEW POST AND WIRE 1.05M HIGH Fencing:Renew 1050mm high post and wire fencing complete, concrete posts with rounded tops and struts at 2743mm centres set 600mm into ground in and including concrete (1:3:6), three strands of 2.50mm 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	31.47
0176HC	FENCING:POST AND WIRE SET ASIDE FOR RE-USE Fencing:Take down existing post and wire fence and set aside for re-use.	LM	14.18
	Fencing - Palisade		
0176CE	FENCING:RENEW PALISADE NE 1.20M HIGH Fencing:Renew with or supply and fix tanalised softwood palisade fence ne 1.20m 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	74.86
0176CG	FENCING:RENEW PALISADE NE 1.50M HIGH Fencing:Renew with or supply and fix tanalised softwood palisade fence ne	LM	87.46

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	1.50m 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).		
	Fencing - Post and Rail		
0176GE	FENCING:RENEW POST AND 4 RAIL 1.5M HIGH Fencing:Renew with or supply and fix tanalised softwood post and four rail fence with 75x125mm posts at ne 1.80m centres with four 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	80.34
0176GF	FENCING:RENEW POST AND 5 RAIL 1.8M HIGH Fencing:Renew with or supply and fix tanalised softwood post and five rail fence with 75x125mm posts at ne 1.80m centres with five 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	92.53
	Fencing - Ranch		
0176JA	FENCING:RENEW RANCH 1.2M HIGH Fencing:Renew with or supply and fix tanalised softwood ranch fence 1.20m high, comprising 100x100mm precast concrete posts at ne 1.80m centres, posts set in concrete, 150x25mm rails to one face including all excavation, concrete backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, prepare, prime and paint one undercoat and two coats of extended life paint to all surfaces of railsreinstare paving, gardens and the like as necessary (measured per metre run of fencing).	LM	105.13
0176JC	FENCING:RENEW RANCH 1.8M HIGH Fencing:Renew with or supply and fix tanalised softwood ranch fence 1.80m high, comprising 125x125mm precast concrete posts at ne 1.80m centres, posts set in concrete, 150x25mm rails spaced 75mm apart to one face including all excavation, concrete backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, prepare, prime and paint one undercoat and two coats of extended life paint to all surfaces of railsreinstare paving, gardens and the like as necessary (measured per metre run of fencing).	LM	129.77
	Fencing - Refix Metal Fencing		
0177FA	FENCING:REFIX METAL Fencing:Refixing sections of metal garden railing, carefully excavate out and cut out/unbolt section of metal railings maximum height 1200mm and set aside for reuse, hack off existing concrete foundations and prepare uprights for refixing, re-excavate existing post holes to remove all existing concrete beds, haunchings and surrounds from previous post locations, refix railings into original position and including new concrete foundation, beds and surrounds, all to match existing's make good surfacing to match surrounding areas, weld / rebolt railings to adjoining railings, include all works as necessary to working around existing kerbing or the like, make good all disturbed to match existing (measured per m run of railing).	LM	46.84
	Fencing - Sundry Repairs		
0178AF	FENCING:RENEW METAL PALE TO NE 2.1M PALISADE	NO	23.10

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	Fencing:Disconnect damaged metal pale to palisade fencing, supply and install supply and fix new 2.50mm or 3.00mm hot dipped galvanised steel D section pale with triple or spiked heads bolted to galvanised steel rails with galvanised bolted with shearnuts, remove waste and debris.		
0178AG	FENCING:RENEW METAL PALE TO NE 2.4M PALISADE Fencing:Disconnect damaged metal pale to palisade fencing, supply and install supply and fix new 3.00mm or 3.50mm hot dipped galvanised steel D section pale with triple or spiked heads bolted to galvanised steel rails with galvanised bolted with shearnuts, remove waste and debris.	NO	24.33
0178AH	FENCING:RENEW WITH ANTI-VANDAL BOLTS Fencing:Renew or supply and install anti-vandal galvanised steel bolts and shearnuts to galvanised steel palisade fencing and gates. (Measured per bolt).	NO	4.26
0178AJ	FENCING:RENEW OR INSTALL CHICKEN WIRE 0.9M HIGH Fencing:Renew or supply and install chicken wire fencing ne 900mm high, stapled to timber posts or frames, including removal of old and remove waste and debris (measured per metre run of fencing).	LM	50.29
	Fencing - Posts		
0190FA	FENCE POST:RENEW TO METAL PALISADE NE 2.1M HIGH Fence Post:Disconnect galvanised steel palisade fencing sections ne2.1m high, pales on two rails, from post, renew with 102 x 44mm hot dipped galvanised rolled steel post set in and including 350 x 350 x650mm deep concrete GEN 3 base, excavate hole, place hardcore and concrete, backfill, refix and rebolt fencing with anti vandal galvanised bolts with shearnuts, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	74.23
0190FB	FENCE POST:RENEW TO METAL PALISADE NE 2.4M HIGH Fence Post:Disconnect galvanised steel palisade fencing sections ne2.4m high, pales on two rails, from post, renew with 102 x 44mm hot dipped galvanised rolled steel post set in and including 350 x 350 x650mm deep concrete GEN 3 base, excavate hole, place hardcore and concrete, backfill, refix and rebolt fencing with anti vandal galvanised bolts with shearnuts, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	78.97
0190GA	FENCE POST:RENEW METAL Fence Post:Disconnect vertical board fencing from post, renew with 50 x 50mm hot dipped galvanised rolled steel post set in and including 350 x 350 x650mm deep concrete GEN 3 base, excavate hole, place hardcore and concrete, backfill, refix fencing, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	68.74
0251AA	FENCING:RENEW NE 2.5M LONG TIMBER END POST Fencing:Remove existing and supply and fit new softwood end post ne 100 x 100mm x 2.50m long bolted with 3 x 12mm rawlbolts to new timber grounds within the insulation layer, including for temporarily taking down section of existing timber fence (any type) and disconnecting from end post bolted to masonry, remove existing post, waste and debris, and trim and refix section of fence to new end post.	NO	85.31
0251BA	FENCING:RENEW NE 2.5M LONG PCC END POST Fencing:Remove existing and supply and fix new precast concrete end fence post ne 125 x 125mm x 2.50m long, bolted with 3 x 12mm rawlbolts to new timber grounds within the insulation layer, including for temporarily taking down section of existing timber fence (any type) and disconnecting from end post bolted to masonry, remove existing post, waste and debris, and trim and refix section of fence to new end post.	NO	90.03

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ITEM	DESCRIPTION	UNIT	RATE
	Gates		
	Fencing - Timber Gates		
0210AD	GATE:RENEW TIMBER NE 2.SM OVERALL Gate:Renew tanalised softwood single leaf gate ne 2.00sm overall, comprising of three 144x27mm ledges six 144x20mm vertical boards at 175mm centres and two 144x27mm diagonal braces, including new galavanised 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	185.25
0210BD	GATE:INSTALL TIMBER NE 2.0SM AND POSTS Gate:Install tanalised softwood single leaf gate ne 2.00sm overall, comprising of three 144x27mm ledges, six 144x20mm vertical boards at 175mm centres and two 144x27mm diagonal braces, 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, and remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	336.50
0210AE	GATE:RENEW PAIR TIMBER NE 4SM OVERALL Gate:Renew tanalised softwood two leaved gate ne 4.00sm overall, each leaf comprising three 144x27mm ledges six 144x20mm vertical boards at 175mm centres and two 144x27mm diagonal braces, including new galavanised steel strap hinges and hangers fixed to existing concrete posts, new galvanised mild steel auto catch, prepare for and decorate, to approved tip.	NO	338.29
0210AF	GATE:RENEW PAIR TIMBER NE 8SM OVERALL Gate:Renew tanalised softwood two leaved gate ne 8.00sm overall, each leaf comprising three 144x27mm ledges six 144x20mm vertical boards at 175mm centres and two 144x27mm diagonal braces, including new galavanised steel strap hinges and hangers fixed to existing concrete posts, new galvanised mild steel auto catch, prepare for and decorate, to approved tip.	NO	613.60
0210AG	GATE:RENEW PAIR TIMBER 2220MM HIGH Gate:Renew pair of tanalised softwood two leaved gates overall 2680mm x 2220mm high, each leaf comprising three 144 x 27mm ledges, 144 x 20mm diagonal boards at 175mm centres and two 144 x 27mm diagonal braces, including new galvanised steel strap hinges and hangers fixed to existing concrete posts, new galvanised mild steel auto catch, drop bolt, prepare for and decorate, and remove waste and debris.	NO	402.17
0210BF	GATES:INSTALL PAIR TIMBER NE 4SM OVERALL + POSTS Gates:Install tanalised softwood two leaved gate ne 4.00sm overall, each leaf comprising three 144x27mm ledges, six 144x20mm vertical boards at 175mm centres and two 144x27mm diagonal braces, 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	571.38
0210BG	GATES:INSTALL PAIR TIMBER NE 8SM OVERALL + POSTS Gates:Install tanalised softwood two leaved gate ne 8.00sm overall, each leaf comprising three 144x27mm ledges, six 144x20mm vertical boards at 175mm centres and two 144x27mm diagonal braces, 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	948.60

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ITEM	DESCRIPTION	UNIT	RATE
Fencing - Metal Gates			
0230AA	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	135.24
0230AB	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	181.10
0230AC	GATES:RENEW PAIR METAL NE 4.0SM Gates:Renew pair of galvanised mild steel gates ne 4.00sm overall each 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, decoration, and remove waste and debris.	NO	885.11
0230AD	GATES:RENEW PAIR METAL NE 8.0SM Gates:Renew pair of galvanised mild steel gates ne 8.00sm overall each 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, decoration, and remove waste and debris.	NO	1752.56
0230AE	GATE:RENEW METAL NE 1.0SM RECTANGULAR Gate:Renew galvanised mild steel 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	135.24
0230AF	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	138.16
0230AH	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	145.05
0230AJ	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	154.88
0230AL	GATE:RENEW PAIR OF METAL RECTANGULAR Gate:Renew galvanised mild steel pair of gates each leaf 1205mm wide x 850mm high, each leaf 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,	PR	225.85

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	including sliding bolt, stop and one pair of hanging lugs fixed to brickwork or concrete post, prepare for and decorate, remove waste and debris.		
0230AM	GATE:RENEW PAIR OF METAL BOW TOPPED 850MM Gate:Renew galvanised mild steel pair of bow topped gates each leaf 1205mm wide x 850mm high, each leaf 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 posts, prepare for and decorate, remove waste and debris.	PR	251.03
0230AN	GATE:RENEW PAIR OF METAL BOW TOPPED 1200MM Gate:Renew galvanised mild steel pair of bow topped gates each leaf 1205mm wide x 1200mm high, each leaf 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 posts, prepare for and decorate, remove waste and debris.	PR	341.19
0230AP	GATE:RENEW GALLOWS GATE AND POSTS Gate:Renew existing or supply and install hot dipped galvanised metal 3.0m gallows gate 1150mm high formed of 60mmX60mm box section complete with hanging and slam posts of 89mm diameter galvanised steel set in concrete, complete with fixed eye top hinge, bottom adjustable hinges and padlockable sliding latch, make good, remove waste and debris.	NO	389.63
0230AQ	GATE:RENEW WROUGHT IRON NE 2.0SM Gate:Renew wrought iron gate ne 2.00sm overall of any design, including sliding bolt, stop and one pair of hanging lugs fixed to brickwork or concrete, prepare for and decorate, remove waste and debris.	NO	175.25
0230AR	GATES:RENEW PAIR METAL NE 10.0SM Gates:Renew pair of galvanised mild steel gates ne 10.00sm overall each 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, decoration, and remove waste and debris.	NO	753.47
0230AS	GATES:RENEW PAIR METAL NE 12.0SM Gates:Renew pair of galvanised mild steel gates ne 12.00sm overall each 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, decoration, and remove waste and debris.	NO	1473.15
0231BA	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	224.69
0230BA	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	23.59
	Gate Ironmongery		
0231AA	GATE LATCH:RENEW Gate Latch:Renew or supply and fix new galvanised steel ring type gate latch and keep fixed to timber.	NO	26.88
0231AB	GATE BOLT:RENEW Gate Bolt:Renew or supply and fix new galvanised steel gate drop bolt and keep fixed to timber.	NO	40.71

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Fencing - Gate Posts			
0250GA	GATE POST:RENEW METAL Gate Post:Renew gate post with galvanised mild steel ne 1.20m long, set in concrete, including all excavation, concrete GEN 3, backfill and remove waste and debris, or with base plate bolted to concrete, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary, transfer existing latch keep or gudgeon pins.	NO	75.69
0250GB	GATE POST:SUPPLY+FIX HANGING POST TO GALLOWS GATE Gate Post:Renew or supply and fix hanging gallows gate post with galvanised mild steel ne 1.20m long, set in concrete, including all excavation, concrete GEN 3, backfill and remove waste and debris, or with base plate bolted to concrete, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary, transfer existing latch keep or gudgeon pins.	NO	294.13
0250HA	GATE POST:INSTALL HANGING METAL POST TO GATE 1.80M Gate Post:Renew or supply and fix hanging galvanised mild steel gate post ne 1.80m long complete with welded gudgeon pins, set in concrete, including all excavation, concrete GEN 3, backfill and remove waste and debris, or with base plate bolted to concrete, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary.	NO	98.06
0250HB	GATE POST:INSTALL HANGING METAL POST TO GATE 2.4M Gate Post:Renew or supply and fix hanging galvanised mild steel gate post ne 2.40m long complete with welded gudgeon pins, set in concrete, including all excavation, concrete GEN 3, backfill and remove waste and debris, or with base plate bolted to concrete, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary.	NO	120.42
0250HC	GATE POST:INSTALL HANGING METAL POST TO GATE 3.0M Gate Post:Renew or supply and fix hanging galvanised mild steel gate post ne 3.00m long complete with welded gudgeon pins, set in concrete, including all excavation, concrete GEN 3, backfill and remove waste and debris, or with base plate bolted to concrete, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary.	NO	142.79
0250JA	GATE POST:INSTALL CLOSING METAL POST TO GATE 1.80M Gate Post:Renew or supply and fix closing galvanised mild steel gate post ne 1.80m long complete with welded latch and bolt keeps, set in concrete, including all excavation, concrete GEN 3, backfill and remove waste and debris, or with base plate bolted to concrete, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary.	NO	77.91
0250JB	GATE POST:INSTALL CLOSING METAL POST TO GATE 2.4M Gate Post:Renew or supply and fix closing galvanised mild steel gate post ne 2.40m long complete with welded latch and bolt keeps, set in concrete, including all excavation, concrete GEN 3, backfill and remove waste and debris, or with base plate bolted to concrete, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary.	NO	100.27
0250JC	GATE POST:INSTALL CLOSING METAL POST TO GATE 3.0M Gate Post:Renew or supply and fix closing galvanised mild steel gate post ne 3.00m long complete with welded latch and bolt keeps, set in concrete, including all excavation, concrete GEN 3, backfill and remove waste and debris, or with base plate bolted to concrete, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary.	NO	122.64
0252AB	GATE POSTS:RENEW NE 2.5M LONG TIMBER Fencing:Remove two existing and supply and fit new softwood gate posts ne 100 x 100mm x 2.50m long, one bolted with 3 x 12mm rawbolts to new treated timber grounds within the insulation layer, and one set in concrete, including	LM	80.17

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	remove and refix fencing and gates as necessary, transfer existing latch keep or gudgeon pins, remove existing posts, waste and debris, and trim and refix section of fence to new end post.		
0252BB	GATE POSTS:RENEW NE 2.5M LONG PCC Fencing:Remove two existing and supply and fit new precast concrete posts ne 125 x 125mm x 2.50m long, one bolted with 3 x 12mm rawlbolts to new treated timber grounds within the insulation layer and one set in concrete, including, remove and refix fencing and gates as necessary, transfer existing latch keep or gudgeon pins, remove existing posts, waste and debris, and trim and refix section of fence to new end post.	NO	84.89
	Extra Over for Breaking Out and Reinstatement		
0470AA	MAIN AND DRAIN:REINSTATE CONCRETE PAVING Main and Drain:Extra for breaking up, remove waste and debris and subsequently reinstating ne 150mm thick concrete with hardcore sub-base under, ne 600mm wide including joints and make good to existing finishes.	LM	80.35
0470BA	MAIN AND DRAIN:REINSTATE TARMACADAM PAVING Main and Drain:Extra for breaking up, remove waste and debris and subsequently reinstating ne 100mm thick tarmacadam with hardcore sub-base under, ne 600mm wide including joints and make good to existing finishes.	LM	60.11
0470CA	MAIN AND DRAIN:REINSTATE FLAG PAVING Main and Drain:Extra for lifting, set aside and subsequently relaying flag paving and sub-base grout and point, ne 600mm wide including any extra cutting and bonding to existing paving.	LM	11.38
0470DA	MAIN AND DRAIN:REINSTATE BRICK PAVING Main and Drain:Extra for lifting, set aside and subsequently relaying brick paviors and sub-base grout and point, ne 600mm wide including all bonding to existing paving.	LM	48.59

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BRICKWORK			
Brick/Block Walling			
Walls - Demolition			
1011NA	PORCH:DEMOLISH BRICK OR BLOCK Porch:Demolish existing brick or block porch, overall size on plan 4.60m x 1.50m x 3.00m high down to ground floor level, making good structures, including all saw cutting to enable clean demolition and avoidance of damage to existing dwelling and include for grubbing up and disposal of flooring and foundations and backfilling, make good, and remove waste and debris.	IT	336.13
Walls - Construction			
1013BC	WALL:NEW 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	297.58
1013BD	WALL:BUILD 2B WALL IN FACINGS Wall:Supply and lay new facing and common bricks in two brick wall bedded and pointed in cement lime mortar (1:1:6) as the work proceeds, prepare wall for raising and cut, tooth and bond to existing brickwork.	SM	481.53
1013BE	WALL:BUILD 3B WALL IN FACINGS Wall:Supply and lay new facing and common bricks in three brick wall bedded and pointed in cement lime mortar (1:1:6) as the work proceeds, prepare wall for raising and cut, tooth and bond to existing brickwork.	SM	705.66
1013CA	WALL:BUILD 1/2B WALL IN CLASS A ENGINEERING Wall:Supply and lay new class 'A' engineering bricks in half brick wall bedded and pointed in cement mortar (1:3) as the work proceeds.	SM	100.86
1013CB	WALL:BUILD 1B WALL IN CLASS A ENGINEERING Wall:Supply and lay new class 'A' engineering bricks in one brick wall bedded and pointed in cement mortar (1:3) as the work proceeds.	SM	186.02
1013CC	WALL:BUILD 1-1/2B WALL IN CLASS A ENGINEERING Wall:Supply and lay new class 'A' engineering bricks in one and a half brick wall bedded and pointed in cement mortar (1:3) as the work proceeds.	SM	246.60
1013CD	WALL:BUILD 2B WALL IN CLASS A ENGINEERING Wall:Supply and lay new class 'A' engineering bricks in two brick wall bedded and pointed in cement mortar (1:3) as the work proceeds.	SM	305.32
1013CE	WALL:BUILD 2-1/2B WALL IN CLASS A ENGINEERING Wall:Supply and lay new class 'A' engineering bricks in two and a half brick wall bedded and pointed in cement mortar (1:3) as the work proceeds.	SM	364.04
1013DA	WALL:BUILD NEW 75MM BLOCK WALL Wall:Supply and lay new 75mm thick blockwork in walls bedded and pointed in cement lime mortar (1:1:6).	SM	56.20
1013DB	WALL:BUILD NEW 100MM BLOCK WALL Wall:Supply and lay new 100mm thick blockwork in walls, bedded and pointed in cement lime mortar (1:1:6).	SM	59.88
1013DD	WALL:BUILD NEW 150MM BLOCK WALL Wall:Supply and lay new ne 150mm thick blockwork in walls, bedded and pointed in cement lime mortar (1:1:6).	SM	84.44

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ITEM	DESCRIPTION	UNIT	RATE
1013DC	WALL:BUILD NEW 225MM BLOCK WALL Wall:Supply and lay new 225mm thick blockwork in walls, bedded and pointed in cement lime mortar (1:1:6).	SM	107.62
	Walls - Rebuilding		
1015AC	WALL:REBUILD 1-1/2 B WALL IN COMMONS Wall:Demolish as necessary, clean off and clear away, rebuild one and a 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	362.54
1015BC	WALL:REBUILD 2B WALL IN FACINGS Wall:Demolish as necessary, clean off bricks suitable for re-use and stack, and clear away unsuitable bricks and debris, prepare wall for raising, rebuild two brick wall in facing bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	517.01
1015CA	WALL:REBUILD 1/2B WALL IN CLASS B ENGINEERING Wall:Demolish as necessary, clean off and clear away, rebuild half brick wall in class 'B' engineering bricks, bed and point in cement mortar (1:1:6) to match existing, and remove waste and debris.	SM	114.17
1015CB	WALL:REBUILD 1B WALL IN CLASS B ENGINEERING Wall:Demolish as necessary, clean off and clear away, rebuild one brick wall in class 'B' engineering bricks, bed and point in cement mortar (1:3) to match existing and remove waste and debris.	SM	210.41
1015CD	WALL:REBUILD 1-1/2B WALL IN CLASS B ENGINEERING Wall:Demolish as necessary, clean off and clear away, rebuild one and a half brick wall in class 'B' engineering bricks, bed and point in cement mortar (1:3) to match existing and remove waste and debris.	SM	282.09
1015CE	WALL:REBUILD 2B WALL IN CLASS B ENGINEERING Wall:Demolish as necessary, clean off and clear away, rebuild two brick wall in class 'B' engineering bricks, bed and point in cement mortar (1:3) to match existing and remove waste and debris.	SM	349.67
1015CF	WALL:REBUILD 2-1/2B WALL IN CLASS B ENGINEERING Wall:Demolish as necessary, clean off and clear away, rebuild two and a half brick wall in class 'B' engineering bricks, bed and point in cement mortar (1:3) to match existing and remove waste and debris.	SM	417.27
1015DA	WALL:REBUILD 75MM BLOCK WALL Wall:Demolish as necessary, clean off and clear away, rebuild 75mm blockwork in cement lime mortar (1:1:6), bed and point to match existing and remove waste and debris.	SM	60.64
	Piers		
1017BH	PIER:REBUILD 1B WIDE ATTACHED IN FACINGS-225MM 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. - 225mm projection	LM	143.09
1017CA	PIER:REBUILD 1B WIDE ATTACHED IN ENGINEERING-112MM Pier:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild attached pier in Class A engineering 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. - 112mm projection	LM	46.06

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ITEM	DESCRIPTION	UNIT	RATE
1017CB	PIER:REBUILD 1B WIDE ATTACHED IN ENGINEERING-225MM Pier:Demolish as necessary, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris, rebuild attached pier in Class A engineering 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. - 225mm projection	LM	96.36
Brick/Block Repairs			
1019AE	WALL:REPAIR FRACTURE WITH HELIBARS Fracture:Remove any applied finish, chase out horizontal mortar joints every 4 courses of brick work for the length of the fracture to a minimum of 500mm either side of fracture, one face only, bed Helibars in Helibond and point to match existing in mortar (1:1:6), make good finishes and remove waste and debris (measured over mean general line of fracture).	LM	117.87
1019AF	REPAIRS:INSTALL CARBON RODS Repairs:Supply and fix 8mm diameter x 600mm long carbon rods as required when undertaking brickwork repairs	NO	8.38
1019CE	WALL:RENEW RENDERED 100MM BLOCK Wall:Cut out old rendered 100mm blockwork from external wall, clean and clear away, supply and lay new blockwork in cement lime mortar (1:1:6), cut, tooth and bond, bed and point to match existing one side, and render other side to match existing including all jointing to existing render, make good and remove waste and debris.	SM	117.90
1019DA	FILLING AT RAFTER ENDS:PROVIDE Filling at Rafter Ends:Provide and lay half brick in facing brick filling between rafter ends bedded in cement lime mortar (1:1:6), level existing brickwork for raising, make good and remove waste and debris.	LM	43.08
Repointing			
1021DA	COPING, CILL ETC:REPOINT BRICKWORK Coping, cill etc:Rake out all existing joints of brickwork in copings, cills, thresholds, arches etc., min 12mm and repoint brickwork in mortar to match existing and remove waste and debris.	LM	9.81
1021DB	COPING, CILL ETC:REPOINT PRECAST CONCRETE Coping, cill etc:Rake out all existing joints of precast concrete copings, cills, thresholds, etc., min 12mm and repoint brickwork in mortar to match existing and remove waste and debris.	LM	7.03
Brick Slip Facings - Repairs			
1022ZA	BRICK SLIPS:REPAIR SMALL PATCH TO WALL FACING Brick Slips:Cut out brick slips from face of wall, clean backgrounds and clear away, lay upto 15 No. new facing brick slips in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.	IT	69.35
1022ZB	BRICK SLIPS:REPAIR LARGE PATCH TO WALL FACING Brick Slips:Cut out brick slips from face of wall, clean backgrounds and clear away, lay over 15 No. new facing brick slips up to 2sm in area in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.	IT	181.42
Tell Tales			
1023AB	TELL TALE:BED IN CALIBRATED TELL TALE Tell Tale:Hack out cement joint in brickwork and provide and bed in calibrated tell tale in mortar (1:3).	NO	20.05

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Facing Brickwork - Proprietary Repairs			
1024ZA	BRICK FACINGS:REPAIR SINGLE DAMAGED BRICK FACE Brick Facings:Cut back damaged face of single facing brick to solid base ne 20mm deep, clean backgrounds and clear away, build up with Total Wall Care or other equal and approved pre-mixed brick repair mortar to match existing colour, point to match existing and remove waste and debris.	NO	7.24
1024ZB	BRICK FACINGS:REPAIR 2-5 DAMAGED BRICK FACES PATCH Brick Facings:Cut back damaged face of over 1 and ne 5 facing bricks in patch to solid base ne 20mm deep, clean backgrounds and clear away, build up with Total Wall Care or other equal and approved pre-mixed brick repair mortar to match existing colour, point to match existing and remove waste and debris..	IT	28.67
1024ZC	BRICK FACINGS:REPAIR 6 -15 DAMAGED FACES IN PATCH Brick Facings:Cut back damaged face of over 5 and ne 15 facing bricks in patch to solid base ne 20mm deep, clean backgrounds and clear away, build up with Total Wall Care or other equal and approved pre-mixed brick repair mortar to match existing colour, point to match existing and remove waste and debris..	IT	55.28
1024ZD	BRICK FACINGS:REPAIR >15 DAMAGED FACES IN AREA Brick Facings:Cut back damaged face of over 15 facing bricks in area to solid base ne 20mm deep, clean backgrounds and clear away, build up with Total Wall Care or other equal and approved pre-mixed brick repair mortar to match existing colour, point to match existing and remove waste and debris.	SM	196.57
1024ZE	BRICK FACINGS:APPLY BRICK TINT Brick Facings:Apply one coat of Total Wall Care or other equal and approved pre-mixed colour matching brick tint to face of brickwork, and remove waste and debris.	SM	7.74
Cavities			
1025AB	WALL:CLEAR CAVITY Wall:Cut out facing bricks for access into cavity, clear debris from cavity, and remove waste and debris, clean and replace bricks and bed and point in cement lime mortar (1:1:6) to match existing.	LM	31.09
1025BA	WALL:RENEW CAVITY TIES Wall:Renew existing cavity wall ties with specialist replacement ties at the rate of 5no per sm fixed at 900mm centres horizontally and 450mm centres vertically with additional ties around openings, locate existing ties and remove through the outer cavity wall repoint bed joints and perpend with a rigid mortar pack all work to be in accordance with the Wall Tie Installation Federations recommendations and BRE's requirements and shall have an insurance backed 25 year guarantee for the tie and system utilised, ties are to be to BS 1449 and BS 1243, including all making good and remove waste and debris.	SM	21.50
1025BB	WALL:RENEW INDIVIDUAL CAVITY TIE Wall:Renew existing cavity wall tie with a specialist replacement tie, locate existing tie and remove through the outer cavity wall, repoint bed joints and perpend with a rigid mortar pack, all work to be in accordance with the Wall Tie Installation Federations recommendations and BRE's requirements and shall have an insurance backed 25 year guarantee for the tie and system utilised, ties is to be to BS 1449 and BS 1243, including all making good and remove waste and debris.	NO	11.98
1025BC	WALL: UNDERTAKE CAVITY TIE SURVEY Wall:Undertake cavity wall tie survey in according to BRE guidance document 329, provide copy of the survey and subsequent report to the Client for review.	SM	8.25

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1025BD	<p>WALL:RENEW MECHANICAL CAVITY TIE SYSTEM 2.5M2</p> <p>Wall:Locate and mark all existing wall ties with the aid of a metal detector, isolate/remove all existing ties in accordance to BRE digest 329 and allow for any remediation following the work, form a grid pattern to position new wall ties, spacing at 900mm horizontally 450mm vertically equivalent to 2.5 ties per m2, additional ties should be provided within 225mm of all openings so that there is one for each 300mm of height of the opening in accordance with BS EN 845/BS 5628 Part 3, insert stainless steel mechanical ties and fix in accordance with the manufacturers technical data sheet and the recommendations set out in BRE Digest 329, 401 and BDI DD140, test the first 6 no. ties to determine the compatibility with the fabric, provide an insurance backed 25 year guarantee for the tie and system utilised, make good, remove waste and debris.</p>	SM	27.51
1025BE	<p>WALL:RENEW RESIN FIX CAVITY TIE SYSTEM 2.5M2</p> <p>Wall:Locate and mark all existing wall ties with the aid of a metal detector, isolate/remove all existing ties in accordance to BRE digest 329 and allow for any remediation following the work, form a grid pattern to position new wall ties, spacing at 900mm horizontally 450mm vertically equivalent to 2.5 ties per m2, additional ties should be provided within 225mm of all openings so that there is one for each 300mm of height of the opening in accordance with BS EN 845/BS 5628 Part 3, insert stainless steel resin fix ties and fix in accordance with the manufacturers technical data sheet and the recommendations set out in BRE Digest 329, 401 and BDI DD140, test the first 6 no. ties to determine the compatibility with the fabric, provide an insurance backed 25 year guarantee for the tie and system utilised, make good, remove waste and debris.</p>	SM	36.17
1025BF	<p>WALL:RENEW RESIN FIX CAVITY TIE SYSTEM 5M2</p> <p>Wall:Locate and mark all existing wall ties with the aid of a metal detector, isolate/remove all existing ties in accordance to BRE digest 329 and allow for any remediation following the work, form a grid pattern to position new wall ties, spacing at 900mm horizontally 450mm vertically equivalent to 5 ties per m2, additional ties should be provided within 225mm of all openings so that there is one for each 300mm of height of the opening in accordance with BS EN 845/BS 5628 Part 3, insert stainless steel resin fix ties and fix in accordance with the manufacturers technical data sheet and the recommendations set out in BRE Digest 329, 401 and BDI DD140, test the first 6 no. ties to determine the compatibility with the fabric, provide an insurance backed 25 year guarantee for the tie and system utilised, make good, remove waste and debris.</p>	SM	51.69
1025CA	<p>WALL:EXTRACT CAVITY INSULATION MECHANICALLY</p> <p>Wall:Mechanically extract any type of existing cavity wall insulation, evacuate and clear cavity, remove waste and debris.</p>	SM	17.20
1025CB	<p>WALL:EXTRACT CAVITY INSULATION MECHANICALLY REFILL</p> <p>Wall:Mechanically extract any type of existing cavity wall insulation, evacuate and clear cavity, refill with high grade silver EPS bonded beads, remove waste and debris.</p>	SM	25.00
1025CC	<p>CAVITY INSULATION:MECHANICAL REMOVAL PHOTOGRAPH</p> <p>Cavity Insulation:Removal of existing loose blown cavity wall insulation by an OSCAT/STROMA certified specialist Provider including forming all access holes in structure, provision of all mechanical suction/air pressure equipment, 360 degree boroscope photographic records, removal of waste and debris, making good of access holes, provision of completion certificate.</p>	SM	12.20
1025CD	<p>CAVITY INSULATION:CAVITY WALL CLEANING</p> <p>Cavity Insulation:Removal of existing cavity wall insulation and debris from cavity wall by an OSCAT/STROMA certified specialist Provider including forming all access holes at damp proof course level in structure, for extraction, drilling access holes for air pressure lines, provision of all mechanical extraction/air pressure equipment, 360 degree boroscope photographic records, removal of waste and debris, making good of all access holes, provision of</p>	SM	14.45

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ITEM	DESCRIPTION	UNIT	RATE
	completion certificate.		
	Cavity Wall Insulation		
	Openings - Minor		
1027DH	HOLE:CAVITY WALL INSPECT TWO STOREY 2 ELEVATIONS Hole:Drill hole through half brick skin of cavity wall of two elevations of two storey dwelling for purpose of borescope 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 dwelling report) (four inspections per elevation at property).	IT	40.16
1027DI	HOLE:CAVITY WALL INSPECT TWO STOREY 3 ELEVATIONS Hole:Drill hole through half brick skin of cavity wall of three elevations of two storey dwelling for purpose of borescope 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 dwelling report) (four inspections per elevation at property).	IT	55.81
1027DJ	HOLE:CAVITY WALL INSPECT SGL STOREY 2 ELEVATIONS Hole:Drill hole through half brick skin of cavity wall of two elevations of single storey dwelling for purpose of borescope 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 dwelling report) (three inspections per elevation at property).	IT	24.52
1027DK	HOLE:CAVITY WALL INSPECT SGL STOREY 3 ELEVATIONS Hole:Drill hole through half brick skin of cavity wall of three elevations of single storey dwelling for purpose of borescope 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 dwelling report) (three inspections per elevation at property).	IT	36.78
	Openings - External Door/Window		
1027FA	OPENING:FORM DOOR IN EXTERNAL WALL Opening:Cut or form opening for door exceeding 1.00sm in 275mm cavity wall, insert Catnic lintel type or other equal and approved, damp proof course flashing, quoin up and close cavity at jambs with brickwork to match existing, form brick-on-end arch soldier course, form brick-on-end step with class B engineering bricks, snap headers, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports and remove waste and debris.	SM	223.43
1027FB	OPENING:FORM WINDOW IN EXTERNAL WALL Opening:Cut or form opening for window exceeding 1.00sm in 275mm cavity wall, insert Catnic lintel or other equal and approved, damp proof course flashing, quoin up and close cavity at jambs with brickwork to match existing, form brick-on-end arch soldier course, form cill with two course of plain tile creasing, set on brick on edge snap headers, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports and remove waste and debris.	SM	273.18
1027FC	OPENING:ENLARGE EXISTING WINDOW Opening:Cut out and reform opening for window exceeding 1.00sm in 275mm cavity wall, insert Catnic lintel type or other equal and approved, damp proof course flashing, quoin up and close cavity at jambs with brickwork to match existing, form brick-on-end arch soldier course, form cill with two course of plain	SM	236.27

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ITEM	DESCRIPTION	UNIT	RATE
1027FD	<p>tile creasing, set on brick on edge snap headers, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports and remove waste and debris.</p> <p>OPENING:ADAPT EXTERNAL DOOR TO WINDOW</p> <p>Opening:Remove existing door frame, adapt opening for window exceeding 1.00sm in 275mm cavity wall, and close cavity at cill with slate, brick up opening below cill level with facing bricks to match existing and concrete blockwork internally, form cill with two courses of plain tile creasing, set on brick on edge snap headers, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports and remove waste and debris.</p>	IT	250.02
1027FE	<p>OPENING:CONVERT OR EXTEND DOOR INTO WINDOW</p> <p>Opening:Remove existing door frame, cut or form opening for window exceeding 1.00sm in 275mm cavity wall, insert Catnic lintel type CN7, or other equal and approved, damp proof course flashing, quoin up and close cavity at jambs with brickwork to match existing, form or extend brick-on-end arch soldier course, brick up opening below cill level with facing bricks to match existing and concrete blockwork internally, close cavity at cill with slate, form cill with two courses of plain tile creasing, set on brick on edge snap headers, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports and remove waste and debris.</p>	SM	295.08
1027FF	<p>OPENING:BUILD UP EXTERNAL IN COMMONS</p> <p>Opening:Build up existing opening for door or window, remove door or window frame, tiled cill, concrete cill, internal lintel, flat brick on edge arch over, build up externally in common bricks in mortar, allow for cutting, toothing and bonding into existing reveals, finished with two coats of render flush with existing walls, block up internally with 100mm blockwork finished with 2 coats of plaster flush with existing walls, include for new damp proof course's and stainless steel wall ties, make good any cavity wall insulation and remove waste and debris.</p>	SM	228.03
1027FG	<p>OPENING:BUILD UP EXTERNAL IN FACINGS</p> <p>Opening:Build up existing opening for door or window, remove door or window frame, tiled cill, concrete cill, internal lintel, flat brick on edge arch over, build up externally in facing bricks to match existing, matching tinted mortar and pointed as existing, allow for cutting, toothing and bonding into existing reveals, block up internally with 100mm blockwork finished with 2 coats of plaster flush with existing walls, include for new damp proof course's and stainless steel wall ties, make good any cavity wall insulation and remove waste and debris.</p>	SM	248.57
1027FH	<p>OPENING:BUILD UP EXTERNAL IN BLOCKWORK</p> <p>Opening:Build up existing opening for door or window, remove door or window frame, tiled cill, concrete cill, internal Lintel, flat brick on edge arch over, build up externally in facing bricks to match existing, matching tinted mortar and pointed as existing, or in rough render finished blockwork, allow for cutting, toothing and bonding into existing reveals, block up internally with 100mm blockwork finished with 2 coats of plaster flush with existing walls, include for new damp proof course's and stainless steel wall ties, make good any cavity wall insulation, and remove waste and debris.</p>	SM	206.66
1027FJ	<p>OPENING:ENLARGE EXISTING WINDOW - SOLID</p> <p>Opening:Cut out and reform opening for window ne 1.00sm in 300mm brick wall, insert two precast concrete 100mm x 140mm x ne 1300mm long, damp proof course flashing, quoin up and close cavity at jambs with brickwork to match existing, face up margins to match existing, make good plasterwork and</p>	SM	236.27

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ITEM	DESCRIPTION	UNIT	RATE
	decorations internally, propping and temporary supports, and remove waste and debris.		
1027FK	<p>OPENING:ENLARGE EXISTING WINDOW - CAVITY NE 1 SM</p> <p>Opening:Cut out and reform opening for window ne 1.00sm in 275mm cavity wall, insert Catnic Lintel type or other equal and approved, or two precast concrete Lintel 100x 140mm x ne 1000mm long, damp proof course flashing, quoin up and close cavity at jambs with brickwork to match existing, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports, and remove waste and debris.</p>	IT	236.27
1027FL	<p>OPENING:CONVERT OR EXTEND DOOR/WINDOW INTO NEW</p> <p>Opening:Remove existing door and window frame, cut or form opening for new window and new over 1.00sm in 275mm cavity wall to reverse door opening and retaining existing Lintel, cut out rendered external blockwork and plastered internal blockwork, build up existing door opening with rough rendered blockwork out skin and plastered blockwork inner skin to cavity wall, quoin up and close cavity at jambs with brickwork to match existing, close cavity at cill with slate, 280 x 140 precast concrete sill, damp proof course to jambs and cill, face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports, and remove waste and debris.</p>	SM	295.08
1027FM	<p>OPENING:CONVERT OR EXTEND PATIO DOOR INTO WINDOW</p> <p>Opening:Remove existing patio door and frame, cut or form opening for new window and new over 1.00sm in 275mm cavity wall to reverse door opening and retaining existing Lintel, cut out rendered external blockwork and plastered internal blockwork, build up existing door opening with rough rendered blockwork out skin and plastered blockwork inner skin to cavity wall, quoin up and close cavity at jambs with brickwork to match existing, close cavity at cill with slate, 280 x 140 precast concrete sill, damp proof course to jambs and cill, face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports, and remove waste and debris.</p>	SM	266.63
1027GA	<p>OPENING:RAISE HEIGHT OF CILL TO 1300MM WINDOW</p> <p>Opening:Take out existing window cill and cavity closure to 1300mm wide window opening, raise height of cill by building 265mm external cavity wall by no more than 400mm, blockwork inner skin, faced brickwork or rendered blockwork outer skin, cavity 65mm wide, provide and build in cavity ties and cavity insulation, cut, tooth and bond as necessary, proprietary cavity closures, new damp proof courses, new precast concrete cill, plastered internally, make good, and remove waste and debris.</p>	NO	136.36
1027GB	<p>OPENING:RAISE HEIGHT OF CILL TO 1500MM WINDOW</p> <p>Opening:Take out existing window cill and cavity closure to 1500mm wide window opening, raise height of cill by building 265mm external cavity wall by no more than 400mm, blockwork inner skin, faced brickwork or rendered blockwork outer skin, cavity 65mm wide, provide and build in cavity ties and cavity insulation, cut, tooth and bond as necessary, proprietary cavity closures, new damp proof courses, new precast concrete cill, plastered internally, make good, and remove waste and debris.</p>	NO	154.48
1027HA	<p>OPENING:RAISE HEIGHT OF THRESH TO EXT DOOR OPENING</p> <p>Opening:Take out existing window cill and cavity closure to 1300mm wide window opening, raise height of cill by building 265mm external cavity wall by no more than 300mm, blockwork inner skin, faced brickwork or rendered blockwork outer skin, cavity 65mm wide, provide and build in cavity ties and</p>	NO	101.69

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ITEM	DESCRIPTION	UNIT	RATE
	cavity insulation, cut, tooth and bond as necessary, proprietary cavity closures, new damp proof courses, new precast concrete threshold, plastered internally, make good, and remove waste and debris.		
	Lintels and Arches		
1029AA	LINTEL:RENEW PCC LINTEL 75X150 Lintel:Cut out and remove existing lintel from brick wall, prepare to receive new including all necessary propping and temporary supports, and supply and fix 75x150mm prestressed precast concrete lintel reinforced with 2 No. 16mm diameter mild steel bars, bed ends in cement lime mortar (1:1:6), renew damp proof course and make good brickwork, plasterwork and sealant and or cement fillets, and clear away debris on completion.	LM	110.29
1029AB	LINTEL:RENEW PCC LINTEL 100X150 Lintel:Cut out and remove existing lintel from brick wall, prepare to receive new including all necessary propping and temporary supports, and supply and fix 100x150mm prestressed precast concrete lintel reinforced with 2 No. 16mm diameter bars, bed ends in cement lime mortar (1:1:6), renew damp proof course and make good brickwork, plasterwork and sealant and or cement fillets and remove waste and debris.	LM	137.68
1029AH	LINTEL:RENEW PCC LINTEL 215X60 Lintel:Cut out and remove existing lintel from brick wall, prepare to receive new including all necessary propping and temporary supports, and supply and fix 215mm x 60mm prestressed precast concrete lintel reinforced with 2 No. 16mm diameter bars, bed ends in cement lime mortar (1:1:6), renew dpc and make good brickwork, plasterwork and sealant and or cement fillets and remove waste and debris.	LM	127.94
1029AC	LINTEL:RENEW PCC LINTEL 215X150 Lintel:Cut out and remove existing lintel from brick wall, prepare to receive new including all necessary propping and temporary supports, and supply and fix 215x150mm prestressed precast concrete lintel reinforced with 4 No. 16mm mild steel bars, bed ends in cement lime mortar (1:1:6), renew damp proof course and make good brickwork, plasterwork and sealant and or cement fillets, clear away debris on completion.	LM	185.43
1029AE	LINTEL:RENEW PCC LINTEL 75X150 2ND HAND BRICKS Lintel:Cut out and remove existing lintel from brick wall, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris prepare to receive new including all necessary propping and temporary supports, and supply and fix 75x150mm prestressed precast concrete lintel reinforced with 2 No. 16mm diameter mild steel bars, bed ends in cement lime mortar (1:1:6), renew damp proof course and make good brickwork using salvaged or 2nd hand bricks to match existing, plasterwork and sealant and or cement fillets, and clear away debris on completion.	LM	122.14
1029AF	LINTEL:RENEW PCC LINTEL 100X150 2ND HAND BRICKS Lintel:Cut out and remove existing lintel from brick wall, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris prepare to receive new including all necessary propping and temporary supports, and supply and fix 100x150mm prestressed precast concrete lintel reinforced with 2 No. 16mm diameter mild steel bars, bed ends in cement lime mortar (1:1:6), renew damp proof course and make good brickwork using salvaged or 2nd hand bricks to match existing, plasterwork and sealant and or cement fillets, and clear away debris on completion.	LM	154.38
1029AG	LINTEL:RENEW PCC LINTEL 215X150 2ND HAND BRICKS Lintel:Cut out and remove existing lintel from brick wall, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris prepare to receive new including all necessary propping and temporary supports, and supply and	LM	204.65

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	fix 215x150mm prestressed precast concrete lintel reinforced with 4 No. 16mm diameter mild steel bars, bed ends in cement lime mortar (1:1:6), renew damp proof course and make good brickwork using salvaged or 2nd hand bricks to match existing, plasterwork and sealant and or cement fillets, and clear away debris on completion.		
1029BA	LINTEL:RENEW WITH CATNIC CN71A Lintel:Cut out and remove existing lintel from brick wall, prepare to receive new including all necessary propping and temporary supports, and supply and fix steel Catnic CN71A lintel or other equal and approved including bedding in mortar, fit cavity tray damp proof course and make good brickwork, blockwork, plasterwork and sealant and or cement fillets, and remove waste and debris.	LM	136.79
1029BB	LINTEL:RENEW WITH CATNIC CN102 Lintel:Cut out and remove existing lintel from brick wall, prepare to receive new including all necessary propping and temporary supports, and supply and fix steel Catnic CN102 lintel or other equal and approved including bedding in mortar, fit cavity tray damp proof course and make good brickwork, blockwork, plasterwork and sealant and or cement fillets, and remove waste and debris.	LM	65.80
1029BC	LINTEL:RENEW WITH CATNIC CN71C Lintel:Cut out and remove existing lintel from brick wall, prepare to receive new including all necessary propping and temporary supports, and supply and fix steel Catnic CN71C lintel or other equal and approved including bedding in mortar, fit cavity tray damp proof course and make good brickwork, blockwork, plasterwork and sealant and or cement fillets, and remove waste and debris.	LM	184.97
1029BE	LINTEL:RENEW WITH CATNIC CN71A 2ND HAND BRICKS Lintel:Cut out and remove existing lintel from brick wall, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris prepare to receive new including all necessary propping and temporary supports, and supply and fix steel Catnic CN71A lintel or other equal and approved including bedding in cement lime mortar (1:1:6), renew damp proof course, fit cavity tray and make good brickwork using salvaged or 2nd hand bricks to match existing, plasterwork and sealant and or cement fillets, and clear away debris on completion.	LM	185.21
1029BF	LINTEL:RENEW WITH CATNIC CN102 2ND HAND BRICKS Lintel:Cut out and remove existing lintel from brick wall, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris prepare to receive new including all necessary propping and temporary supports, and supply and fix steel Catnic CN102 lintel or other equal and approved including bedding in cement lime mortar (1:1:6), renew damp proof course, fit cavity tray and make good brickwork using salvaged or 2nd hand bricks to match existing, plasterwork and sealant and or cement fillets, and clear away debris on completion.	LM	77.66
1029BG	LINTEL:RENEW WITH CATNIC CN71C 2NA HAND BRICKS Lintel:Cut out and remove existing lintel from brick wall, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris prepare to receive new including all necessary propping and temporary supports, and supply and fix steel Catnic CN71C lintel or other equal and approved including bedding in cement lime mortar (1:1:6), renew damp proof course, fit cavity tray and make good brickwork using salvaged or 2nd hand bricks to match existing, plasterwork and sealant and or cement fillets, and clear away debris on completion.	LM	199.79
1029AD	PADSTONE:PROVIDE Padstone:Cut out for and provide and bed precast concrete padstone 450mm x 100mm x150mm thick, bedded in cement lime mortar (1:1:6), make good, remove waste and debris.	NO	43.24

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ITEM	DESCRIPTION	UNIT	RATE
1029CF	ARCH:RENEW 2ND HAND BRICK ON EDGE Arch:Cut out and remove existing brick on edge arch, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris Renew brick on edge arch in 2nd hand or salvaged facing bricks to match existing, 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	95.97
1029CG	ARCH:RENEW 2ND HAND BRICK ON END Arch:Cut out and remove existing brick on end arch, clean off bricks suitable for re-use and stack, clear away unsuitable bricks and debris Renew brick on edge arch in 2nd hand or salvaged facing bricks to match existing, 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	100.40
Cills and Thresholds			
1031DF	CILL:LAY NEW BRICK ON EDGE SET WEATHERING Cill:Supply and lay facing bricks in brick on edge set weathering as sill to one brick wall in cement lime mortar (1:1:6) and point as the work proceeds.	LM	48.62
1031EA	THRESHOLD:RENEW WITH PCC Threshold:Break out existing threshold and renew with precast concrete threshold size ne 80x140mm with water bar, finished fair on exposed faces and reinforced for handling as necessary and bedded and jointed in cement lime mortar (1:1:6) and remove waste and debris.	NO	84.06
1031FA	THRESHOLD:RENEW WITH INSITU CONCRETE Threshold:Break out existing threshold and renew with insitu concrete (1:2:4), threshold ne 80x140mm with water bar, including fix and strike formwork and finished fair on exposed faces and make good all work disturbed and remove waste and debris.	NO	91.69
Copings			
1033AE	COPING:LAY SNAPPED HEADER COURSE COPING Coping:Supply and lay snapped header course in facing bricks as coping to to half brick wall in cement lime mortar (1:1:6) and point as the work proceeds.	LM	36.68
1033BB	COPING:LAY NEW BRICK ONEDGE 1 CREASING TILE COPING Coping:Supply and lay facing bricks in brick on edge coping complete with one course of creasing tiles to one brick wall in cement lime mortar (1:1:6) and point as the work proceeds.	LM	55.57
1033BC	COPING:LAY NEW BRICK ONEDGE 2 CREASING TILE COPING Coping:Supply and lay facing bricks in brick on edge coping complete with two courses of creasing tiles to one brick wall in cement lime mortar (1:1:6) and point as the work proceeds.	LM	64.60
1033CB	COPING/FIREWALL:REMOVE AND REFIX Coping/Firewall:Take off precast coping ne 300mm wide, clean mortar from top of wall and coping, bed and point in cement mortar (1:3) with bonding agent to firewall and remove waste and debris.	LM	18.91
1033CD	COPING/FIREWALL:RENEW PCC COPING Coping/Firewall:Supply and lay new precast concrete coping ne 300mm wide in section to match existing bedded and pointed in cement mortar (1:3) with bonding agent to firewall and remove waste and debris.	LM	28.52
1033DC	COPING:REMOVE BOE AND CREASING TILE Coping:Take off existing brick on edge and tile creasing to wall in conjunction	LM	6.06

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	with coping renewal including clean off, and remove waste and debris.		
1033EA	COPING:INSTALL COPING CRAMP Coping:Supply and install hot dipped galvanised mild steel coping cramp, once bent, fishtailed 30mm x mm xm400mm long	NO	5.36
1033CG	PIER CAP:REBED PCC PIER CAP Pier Cap:Take off any size precast pier cap, clean mortar from top of wall and pier cap, bed and point in cement lime mortar (1:1:6) with bonding agent and remove waste and debris.	NO	5.70
Expansion and Movement Joints			
1036AA	EXPANSION JOINT:REMOVE 5-35MM WIDE Expansion Joint:Carefully cut out existing 5mm to 35mm wide vertical expansion joint in brickwork and prepare to receive new (measured separately)	LM	4.47
1036AB	EXPANSION JOINT:REMOVE 35-50MM WIDE Expansion Joint:Carefully cut out existing 35mm to 50mm wide vertical expansion joint in brickwork and prepare to receive new (measured separately)	LM	5.36
1036AC	EXPANSION JOINT:INSTALL 5-35MM WIDE Expansion Joint:Supply and pack 5mm to 35mm wide joint with Aerofil or other equal and approved low density joint filler and prime, mask and apply Vertiseal or other equal and approved gun applied joint sealing compound to groove both sides	LM	9.79
1036AD	EXPANSION JOINT:INSTALL 35-50MM WIDE Expansion Joint:Supply and pack 35mm to 50mm wide joint with Aerofil or other equal and approved low density joint filler and prime, mask and apply Vertiseal or other equal and approved gun applied joint sealing compound to groove both sides	LM	11.12
1036BA	EXPANSION JOINT:RAKE OUT AND REPOINT 18MM DEEP Expansion Joint:Rake out existing pointing to expansion joint minimum 18mm deep and repoint in mastic to match existing and remove waste and debris.	LM	12.78
1036CA	MOVEMENT JOINT:INSTALL FILLER TO EXISTING Movement Joint:Supply and install Sika or other equal and approved 15mm angle filler to existing joint.	LM	10.12
1036CB	MOVEMENT JOINT:FORM IN ONE BRICK WALL Movement Joint:Cut or form 12mm wide movement joint in one brick wall, with Sika or other equal and approved sealant both sides	LM	16.30
Damp Proof Courses			
1100AB	DPC:INSERT DPC IN EXTERNAL WALL 11.5CM damp proof course 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	33.87
1100AC	DPC:INSERT DPC IN EXTERNAL WALL 17.5CM damp proof course 17.5cm: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	40.67
1100AD	DPC:INSERT DPC IN EXTERNAL WALL OVER 17.5CM damp proof course Over 17.5cm: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.	SM	164.20

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1100AE	DPC:INSERT DPC IN INTERNAL WALL 11.5CM damp proof course 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	36.98
1100AF	DPC:INSERT DPC IN INTERNAL WALL 17.5CM damp proof course 17.5cm: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	45.10
1100AG	DPC:INSERT DPC IN INTERNAL WALL OVER 17.5CM damp proof course Over 17.5cm: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.	SM	181.94
1100BA	DPC:INSTALL NEW PROPRIETARY CAVITY TRAY TYPE C/E DPC:Cut out external skin of brick/block/stone/ reconstructed stone wall, chase internal skin, supply and build in Cavity Tray Ltd's type C or E cavity tray or other equal and approved 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	95.43
1100BB	DPC:INSTALL NEW PROPRIETARY CAVITY TRAY DPC/RENDER DPC:Cut out external skin of rendered blockwork chase internal skin, supply and build in Cavity Tray Ltd's cavity tray or other equal and approved cavity tray, relay blockwork in cement lime mortar (1:1:6) re-render wall to match existing, build in approved plastic weep vents and remove waste and debris.	LM	103.69
1100BC	DPC:INSTALL NEW PROPRIETARY CAVITY TRAY/APRON DPC:Cut out external skin of rendered blockwork chase internal skin, supply and build in Cavity Tray Ltd's cavity tray with 225mm girth code 5 lead apron or other equal and approved cavity tray, relay blockwork in cement lime mortar (1:1:6), re-render to match existing, build in approved plastic weep vents and remove waste and debris.	LM	147.41
1100BD	DPC:INSTALL NEW LEAD CAVITY TRAY DPC:Cut out external skin of rendered blockwork chase internal skin, supply and build in code 5 lead cavity tray and flashing, relay blockwork in cement lime mortar (1:1:6), re-render to match existing, build in approved plastic weep vents and remove waste and debris.	LM	125.11
Bitumen Waterproofing			
1142AA	WATERPROOFING:BITUMEN VERTICAL SURFACE NE 1SM Waterproofing:Renew bitumen waterproofing to vertical surfaces ne 1.00sm including preparing surfaces, make good all finishes and remove waste and debris.	IT	24.34
1142AB	WATERPROOFING:BITUMEN VERTICAL SURFACE OVER 1SM Waterproofing:Renew bitumen waterproofing to vertical surfaces exceeding 1.00sm including preparing surfaces, make good all finishes and remove waste and debris.	SM	22.12
1142AC	WATERPROOFING:BITUMEN HORIZONTAL SURFACE NE 1SM Waterproofing:Renew bitumen waterproofing to horizontal surfaces ne 1.00sm including preparing surfaces, make good all finishes and remove waste and debris.	IT	22.12
1142AD	WATERPROOFING:BITUMEN HORIZONTAL SURFACE OVER 1SM Waterproofing:Renew bitumen waterproofing to horizontal surfaces exceeding 1.00sm including preparing surfaces, make good all finishes and remove waste	SM	19.90

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ITEM	DESCRIPTION	UNIT	RATE
	and debris.		
	Bituthene Waterproofing		
1143AA	WATERPROOFING:BITUTHENE VERTICAL SURFACE NE 1SM Waterproofing:Renew bituthene waterproofing to vertical surfaces ne 1.00sm including removing existing, renew including preparing surfaces and any necessary fixing including all cutting and making joints, make good all finishes, and remove waste and debris.	IT	31.44
1143AB	WATERPROOFING:BITUTHENE VERTICAL SURFACE OVER 1SM Waterproofing:Renew bituthene waterproofing to vertical surfaces exceeding 1.00sm including removing existing, renew including preparing surfaces and any necessary fixing including all cutting and making joints, make good all finishes, and remove waste and debris.	SM	29.22
1143AC	WATERPROOFING:BITUTHENE HORIZONTAL SURFACE NE 1SM Waterproofing:Renew bituthene waterproofing to horizontal surfaces ne 1.00sm including removing existing, renew including preparing surfaces and any necessary fixing including all cutting and making joints, make good all finishes, and remove waste and debris.	IT	29.22
1143AD	WATERPROOFING:BITUTHENE HORIZONTAL SURFACE OVER 1 Waterproofing:Renew bituthene waterproofing to horizontal surfaces exceeding 1.00sm including removing existing, renew including preparing surfaces and any necessary fixing including all cutting and making joints, make good all finishes, and remove waste and debris.	SM	27.00
	Brickwork Structures - Repairs		
	Brickwork Protection Systems		
1160AA	SURFACES:POWER WASH AND 5 YR CREAM Surfaces:Brush down to remove dirt, mould, moss growth, algae and lichen, power wash all surfaces of brickwork at a minimum pressure of 1500 psi, but not to exceed 2000 psi, apply 1 component hydrophonic silane/siloxane waterproofing cream having a 5 year warranty and remove waste and debris. (repointing and brick repairs measured seperately)	SM	11.49
1160BA	SURFACES:POWER WASH BFA 10 YR CREAM Surfaces:Brush down to remove dirt, mould, moss growth, algae and lichen, power wash all surfaces of brickwork at a minimum pressure of 1500 psi, but not to exceed 2000 psi, apply impregnation BFA, apply waterpr0ofing cream cream having a 10 year warranty and remove waste and debris. (repointing and brick repairs measured seperately)	SM	12.95
1160CA	SURFACES:POWER WASH BFA 15 YR CREAM Surfaces:Brush down to remove dirt, mould, moss growth, algae and lichen, power wash all surfaces of brickwork at a minimum pressure of 1500 psi, but not to exceed 2000 psi, incorporating chemical treatment agent, apply impregnation BFA, apply waterproofing cream cream having a 15 year warranty and remove waste and debris. (repointing and brick repairs measured seperately)	SM	13.55
1160EA	SURFACES:POWER WASH SURVEY BFA 15 YR CREAM Surfaces:Brush down to remove dirt, mould, moss growth, algae and lichen, power wash all surfaces of brickwork at a minimum pressure of 1500 psi, but not to exceed 2000 psi, incorporating chemical treatment agent, undertake sfull structural and diagnostic survey, apply impregnation BFA, apply waterpr0ofing cream cream having a 15 year warranty and remove waste and debris. (repointing and brick repairs measured seperately)	SM	15.33

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ITEM	DESCRIPTION	UNIT	RATE
1160FA	SURFACE:BREAKOUT LOOSE JOINTS OR BRICK FACINGS Surface:Breakout loose joints or brick facing, rremove waste and debris	SM	4.12
1160GA	SURFACES:APPLY IMPREGNATION BFA Surfaces:Apply Impregnation BFA to prevent green growth to stained areas which were chemically cleaned.	SM	4.96
1160HA	SURFACE:APPLY WATERPROOFING CREAM 5 YR Surface:Apply waterproofing cream with 5 year warranty to treated brickwork elevations or structures	SM	5.59
1160JA	SURFACES:APPLY IMPREGNATION CREAM Surfaces:Apply silane/siloxane impregnation cream to seal brickwork surfaces	SM	5.59
Chimneys			
Chimney Stacks			
1200AP	CHIMNEY:DEMOLISHED SHARED STACK AND MAKE GOOD ROOF Chimney:Demolish existing chimney stack (to below roof line) and closing over roof coverings to match existing to shared stack (Client/owner occupier), remove existing TV Aerial, brackets, support wire and coaxial and set aside for reuse; clean 2 no existing flues overall height over 5.0m and ne 10.00m; demolish existing chimney stack size on plan over 0.50 and ne 1.00m ² ; over 1.00m and ne 2.0m high (down to 3 course below lowest existing roof line level; remove all flashing and dispose; prepare tops of brickwork to remaining chimney breast in roof space and cap of flues by provision of 2 no 600mm x 600mm x 50mm thick paving slabs cut to suit; prepare 1.00m of existing block party wall 200mm thick for raising; build up 200mm thick party wall in concrete block overall area to exceeding 1,00m ² ; cutting block to suit rake of roof; remove 2 no. ridge tiles in preparation for closing roof opening; splice 8 no. 50mm x 100mm x 1.0m long roof rafters to existing rafters provide new ridge board 38mm x 225mm x 1.0m long; provide and lay 1.0m ² of new concrete interlocking roof tiles, felt and battens; 1.0m of new ridge tiles, provision of fire stopping below felt 30mm thick by 1.0m long and fire stopping above felt 50mm thick by 1.0m long, refix TV aerial and cabling to existing fascia board and make good all disturbed to roof generally; include also for cutting to form 2 no openings in high level flue of chimney breast within roof space through 200mm solid chimney breast; inserting new air grating; bridging duct; and building in 215 x 140 ventilator, make good and remove waste and debris.	IT	375.25
1300FB	CHIMNEY:RENEW STAINLESS WIRE BIRDCAGE WITH RAINCAP Chimney:Renew stainless steel birdcage with integral rain cap to any size chimney pot including removal of old cage and remove waste and debris.	NO	75.37
1200CF	CHIMNEY CAP:RENEW OR INSTALL 540MMX540MM Chimney Cap:Take off existing and renew, or remove existing pots and flaunching and prepare top of chimney stack to receive precast concrete chimney capping 540mm x 540mm x 80mm thick, four times throated, four times splayed, one hole 270mm diameter rebated, smooth surface finish to all exposed faces, bedded and pointed in cement lime mortar (1:1:6) and remove waste and debris.	NO	117.60
1200CG	CHIMNEY CAP:RENEW OR INSTALL 650MMX650MM Chimney Cap:Take off existing and renew, or remove existing pots and flaunching and prepare top of chimney stack to receive precast concrete chimney capping 650mm x 650mm x 80mm thick, four times throated, four times splayed, one hole 270mm diameter rebated, smooth surface finish to all exposed faces, bedded and pointed in cement lime mortar (1:1:6) and remove waste and debris.	NO	184.68
1200CJ	CHIMNEY CAP:RENEW OR INSTALL 875MMX540MM	NO	172.47

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ITEM	DESCRIPTION	UNIT	RATE
	Chimney Cap:Take off existing and renew, or remove existing pots and flaunching and prepare top of chimney stack to receive precast concrete chimney capping 875mm x 540mm x 80mm thick, four times throated, four times splayed, two holes 270mm diameter rebated, smooth surface finish to all exposed faces, bedded and pointed in cement lime mortar (1:1:6) and remove waste and debris.		
1200DA	CHIMNEY CAP:PROVIDE LEAD DPC TRAY 500 X 500MM Chimney Cap:Provide Code 4 lead damp proof course tray fully coated both sides with bituminous paint, two part with 50mm lap, prefabricated with vertical sleeve welded to tray of suitable length, completed with dress down-turn over the brickwork with separate vertical sleeve shall be formed to dress over and into the top of the last flue liner, lay on bed on mortar, dress as necessary, one hole 175mm diameter, 500 x 500mm.	NO	101.36
1200DB	CHIMNEY CAP:PROVIDE LEAD DPC TRAY 780 X 780MM Chimney Cap:Provide Code 4 lead damp proof course tray fully coated both sides with bituminous paint, two part with 50mm lap, prefabricated with vertical sleeve welded to tray of suitable length, completed with dress down-turn over the brickwork with separate vertical sleeve shall be formed to dress over and into the top of the last flue liner, lay on bed on mortar, dress as necessary, one hole 175mm diameter, 780 x 780mm.	NO	160.60
1200DC	CHIMNEY CAP:PROVIDE LEAD DPC TRAY 450 X 750MM Chimney Cap:Provide Code 4 lead damp proof course tray fully coated both sides with bituminous paint, two part with 50mm lap, prefabricated with vertical sleeve welded to tray of suitable length, completed with dress down-turn over the brickwork with separate vertical sleeve shall be formed to dress over and into the top of the last flue liner, lay on bed on mortar, dress as necessary, one hole 175mm diameter, 450 x 750mm.	NO	135.10
1200DD	CHIMNEY CAP:PROVIDE LEAD DPC TRAY 480 X 900MM Chimney Cap:Provide Code 4 lead damp proof course tray fully coated both sides with bituminous paint, two part with 50mm lap, prefabricated with vertical sleeve welded to tray of suitable length, completed with dress down-turn over the brickwork with separate vertical sleeve shall be formed to dress over and into the top of the last flue liner, lay on bed on mortar, dress as necessary, one hole 175mm diameter, 480 x 900mm.	NO	160.60
1300GA	CHIMNEY:REMOVE VENTILATING TERMINAL Chimney:Remove existing ventilating terminal from chimney pot, make good and remove waste and debris.	NO	21.80
1300HA	CHIMNEY:REMOVE VEGETATION Chimney:Remove growing vegetation from chimney stack, make good, and remove waste and debris.	IT	19.78

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ITEM	DESCRIPTION	UNIT	RATE
MASONRY			
Stone Repairs			
1461AB	LINTELS:REPAIR CRACKS, STONE NE 5MM Lintels:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar in surfaces of lintels, the like, ne 300mm girth, repair ne 5mm deep, and remove waste and debris.	LM	17.67
1461AC	CILLS:REPAIR CRACKS, SPALLS STONE NE 5MM Cills:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar in surfaces of cills, ne 300mm girth, repair ne 5mm deep, and remove waste and debris.	LM	17.67
1461AE	STONE LINTELS:REPAIR CRACKS, SPALLS NE 10MM Stone Lintels:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar in surfaces of lintels, the like, ne 300mm girth, repair over 5 and ne 10mm deep, and remove waste and debris.	LM	32.97
1461AF	STONE CILLS:REPAIR CRACKS, SPALLS NE 10MM Stone Cills:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar in surfaces of cills, ne 300mm girth, repair over 5 and ne 10mm deep, and remove waste and debris.	LM	32.97
1461AH	LINTELS:REPAIR CRACKS, STONE NE 15MM Lintels:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar in surfaces of lintels, the like, ne 300mm girth, repair over 10 and ne 15mm deep, and remove waste and debris.	LM	49.82
1461AI	CILLS:REPAIR CRACKS, SPALLS STONE NE 15MM Cills:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar in surfaces of cills, ne 300mm girth, repair over 10 and ne 15mm deep, and remove waste and debris.	LM	49.82

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ITEM	DESCRIPTION	UNIT	RATE
PLASTERWORK AND OTHER FINISHES			
Wall and Floor Finishes - Externals and Communal			
External Wall Tiling			
4314ZA	WALL TILES:HACK OFF EXTERNAL AND MAKE GOOD Wall Tiles:Hack off external glazed wall tiling in patch, make good bed and remove waste and debris.	SM	12.68
4314ZB	WALL TILES:RENEW EXTERNAL QUALITY GLAZED TILE Wall Tiles:Clean off walls and prepare to receive new tile, supply and fix new ne 152x152x6mm external quality glazed ceramic wall tile in patch to walls and cills including fixing with mortar or approved adhesive, grouting and any necessary cutting including hack off glazed wall tiling in patch as necessary, make good bed and remove waste and debris. (per tile).	NO	5.91
4314ZC	WALL TILES:RENEW EXTERNAL QUALITY GLAZED TILES Wall Tiles:Clean off walls and prepare to receive new tiles, supply and fix new ne 152x152x6mm external quality glazed ceramic wall tiles to walls and cills, including fixing with mortar or approved adhesive, grouting, and any necessary cutting including hack off glazed wall tiling, make good bed and remove waste and debris.	SM	81.36
4314ZD	WALL TILES:RENEW TO EXTERNAL CILL Wall Tiles:Hack off tiles to cill, clear away, supply and lay new ne 152x152x6mm external quality glazed tiles to cill, ne 150mm wide, bed in mortar or approved adhesive including make good to bed, grout and all necessary cutting and forming straight edge and remove waste and debris.	LM	14.63
4314ZE	MOSAIC:RENEW EXTERNAL QUALITY GLAZED TILING Mosaic:Clean off walls and prepare to receive new mosaic tiling, supply and fix new ne 6mm external quality glazed ceramic mosaic wall tiling to walls and cills, including fixing with mortar or approved adhesive, grouting, and any necessary cutting including hack off glazed wall tiling, make good bed and remove waste and debris.	SM	155.01

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ITEM	DESCRIPTION	UNIT	RATE
CLEANING AND CLEARANCE			
Dwelling and Garden Cleaning and Clearance			
4600FA	GARDEN:CLEAR DEBRIS Garden:Clear away all litter and rubbish including scrap metal, timber, broken glass, garden debris, fallen leaves, dumped materials and stones, load up and remove from site to an approved tip.	IT	97.74
4600FB	GARDEN:CLEAR EXCEPTIONAL DEBRIS Garden:Clear up exceptionally littered and overgrown garden, clear away all litter and rubbish including scrap metal, timber, broken glass, garden debris, fallen leaves, fly tipped materials, building debris, load up and remove from site to an approved tip.	IT	204.29
4600FC	GARDEN:CUT GRASS NE 150MM HIGH Garden:Litter pick including removal of minor objects and cut grass (ne 150mm high) with rotary or cylinder mower to garden area ne 50sm including bag up cut grass and remove.	SM	3.87
4600FD	GARDEN:CUT GRASS OVER 150MM HIGH Garden:Litter pick including removal of minor objects and cut grass (over 150mm high) with rotary or cylinder mower to garden area ne 50sm including bag up cut grass and remove.	SM	4.84
4600GA	GARAGE:CLEAR DEBRIS Garage:Clear out and remove all contents to an approved tip or recycling centre and make ready for new tenant.	IT	106.61
4600HA	SHED:CLEAR DEBRIS Shed:Clear out and remove all contents to an approved tip or recycling and make ready for new tenant.	IT	40.97
4600JA	YARD OR EXTERNAL AREA:CLEAR DEBRIS Yard or external area:Sweep up rubbish, previous tenants debris, wash down and remove all debris to an approved tip or recycling centre and make ready for new tenant.	IT	20.62
4600SA	DWELLING:PROVIDE MINI SKIP FOR RUBBISH Dwelling:Provide mini skip or equivalent for removal of excessive domestic rubbish etc., to approved tip or recycling centre, including costs of landfill tax (only to be charged when specifically instructed by Client Representative).	NO	190.00
4600SB	DWELLING OR GARDEN:PROVIDE SKIP FOR RUBBISH Dwelling or Garden:Provide skip or equivalent for removal of excessive domestic rubbish, furniture, carpets and non-approved fittings to approved tip or recycling centre including costs of landfill tax (only to be charged when specifically instructed by Client Representative).	NO	260.00
4600SD	GARDEN:LABOUR AND SKIP FOR RUBBISH Garden:Provide labour, skip or equivalent for removal of environmentally unsound material, fly tipping, scrap metal, tenants debris etc., from garden areas to approved tip or recycling centre including landfill tax (per skip).	NO	463.87
External Communal Clearance			
4601AA	GARDEN OR COMMUNAL AREA:LABOUR SKIP RUBBISH Garden or Communal Area:Provide labour, skip or equivalent for removal of	NO	468.31

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	environmentally unsound material, fly tipping, scrap metal, tenants debris etc., from communal garden, bin stores, communal staircases, balcony access decks and the like, garages and hard paved areas to approved tip or recycling centre including landfill tax, wash down and disinfect as necessary (per skip).		
4601AB	GARDEN OR COMMUNAL AREA:LABOUR MINI-SKIP RUBBISH Garden or Communal Area:Provide labour, mini-skip or equivalent for removal of environmentally unsound material, fly tipping, scrap metal, tenants debris etc., from communal garden, bin stores, communal staircases, balcony access decks and the like, garages and hard paved areas to approved tip or recycling centre including landfill tax, wash down and disinfect as necessary (per mini-skip).	NO	302.14
Environmental Communal Waste Clearance			
The following Schedule of Rates items are in respect of the disposal to approved waste transfer sites of environmental waste left as a result of Fly Tipping, these rates are not to be claimed for the disposal of debris, rubbish, waste materials, packaging and the like etc arising from undertaking the Works			
4603AA	COMMUNAL WASTE CLEARANCE:FRIDGES, FREEZERS Communal Waste Clearance:Environmental waste disposal of fly tipped domestic fridges, fridge/freezers, upright and chest freezers to approved disposal site including cost of landfill tax (per appliance). (Only to be charged when instructed by Client Representative).	NO	63.47
4603AB	COMMUNAL WASTE CLEARANCE:CALOR GAS BOTTLES Communal Waste Clearance:Environmental waste disposal of fly tipped calor gas bottles to approved disposal site including cost of landfill tax (per bottle). (Minimum order value will not apply unless this is sole item of works on the Works Order). (Only to be charged when instructed by Client Representative).	NO	27.56
4603AC	COMMUNAL WASTE CLEARANCE:TV AND COMPUTER MONITORS Communal Waste Clearance:Environmental waste disposal of fly tipped television screens and computer monitors to approved disposal site including cost of landfill tax (per item). (Minimum order value will not apply unless this is sole item of works on the Works Order). (Only to be charged when instructed by Client Representative).	NO	20.91
4603AD	COMMUNAL WASTE CLEARANCE:COMPUTER DESK TOP UNITS Communal Waste Clearance:Environmental waste disposal of fly tipped computer desktop unit or cpu's to approved disposal site including cost of landfill tax (per item). (Minimum order value will not apply unless this is sole item of works on the Works Order). (Only to be charged when instructed by Client Representative).	NO	17.65
4603AE	COMMUNAL WASTE CLEARANCE:CAR TYRES Communal Waste Clearance:Environmental waste disposal of fly tipped car or van tyres with or without rims to approved disposal site including cost of landfill tax (per tyre). (Minimum order value will not apply unless this is sole item of works on the Works Order). (Only to be charged when instructed by Client Representative).	NO	16.48
4603AF	COMMUNAL WASTE CLEARANCE:CAR OR VAN BATTERIES Communal Waste Clearance:Environmental waste disposal of fly tipped car or van batteries to approved disposal site including cost of landfill tax (per battery). (Minimum order value will not apply unless this is sole item of works on the Works Order). (Only to be charged when instructed by Client	NO	19.16

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ITEM	DESCRIPTION	UNIT	RATE
	Representative).		
4603AG	COMMUNAL WASTE CLEARANCE:COOKERS Communal Waste Clearance:Environmental waste disposal of fly tipped domestic cookers, built in ovens or hob units, to approved disposal site including cost of landfill tax (per appliance - built in oven with separate hob unit will be treated as one appliance). (Minimum order value will not apply unless this is sole item of works on the Works Order). (Only to be charged when instructed by Client Representative).	NO	38.31
4603AH	COMMUNAL WASTE CLEARANCE:FLUORESCENT TUBES Communal Waste Clearance:Environmental waste disposal of fly tipped fluorescent tubes to approved disposal site including cost of landfill tax (per tube). (Minimum order value will not apply unless this is sole item of works on the Works Order). (Only to be charged when instructed by Client Representative).	NO	4.57
4603AJ	COMMUNAL WASTE CLEARANCE:PAINT CANS Communal Waste Clearance:Environmental waste disposal of fly tipped paint cans to approved disposal site including cost of landfill tax (per can). (Minimum order value will not apply unless this is sole item of works on the Works Order). (Only to be charged when instructed by Client Representative).	NO	4.57
4603BA	COMMUNAL WASTE CLEARANCE:COT MATTRESS Communal Waste Clearance:Environmental waste disposal of fly tipped cot mattress to approved disposal site including cost of landfill tax (per appliance). (Only to be charged when instructed by Client Representative).	NO	7.48
4603BB	COMMUNAL WASTE CLEARANCE:SINGLE BED MATTRESS Communal Waste Clearance:Environmental waste disposal of fly tipped single bed mattress to approved disposal site including cost of landfill tax (per appliance). (Only to be charged when instructed by Client Representative).	NO	17.59
4603BC	COMM WASTE CLEARANCE:DOUBLE TO KING SIZE MATTRESS Communal Waste Clearance:Environmental waste disposal of fly tipped double, queen or king size mattress to approved disposal site including cost of landfill tax (per appliance). (Only to be charged when instructed by Client Representative).	NO	29.01
4607AC	HARD SURFACES:POWER WASH Hard Landscaping:Brush to remove litter, excrement and other human debris, mould, moss growth algae and lichen and power wash all surfaces of hard surfaces at a minimum pressure of 1500 psi, but not to exceed 2000 psi, load up and remove waste and debris.	SM	4.16
	Demolition of Garages		
4611AA	GARAGE OR OUTBUILDING:DEMOLISH MULTI COMPLETE Garage or Outbuilding:Demolish complete brick or precast concrete constructed block of garages or outbuildings, remove all doors, door frames, windows, roof construction, roof coverings, rainwater goods etc. down to foundation slab level, remove waste and debris (building measured overall length x width x height to eaves), foundation slab left insitu.	CM	30.62
4611AB	GARAGE OR OUTBUILDING:DEMOLISH MULTI COMPLETE SLAB Garage or Outbuilding:Demolish complete brick or precast concrete constructed block of garages or outbuildings, remove all doors, door frames, windows, roof construction, roof coverings, rainwater goods etc. break up foundation slab including sub-base, backfill with hardcore, levelled and compacted and finished	CM	54.97

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	to receive new surfacing, remove all waste and debris (measured separately) (building measured overall length x width x height to eaves).		
4611AC	GARAGE OR OUTBUILDING:DEMOLISH SGL COMPLETE SLAB Garage or Outbuilding:Demolish complete brick or precast concrete constructed single garage or outbuilding, remove all doors, door frames, windows, roof construction, roof coverings, rainwater goods etc. break up foundation slab including sub-base and clear away all debris off site, backfill with hardcore, levelled and compacted and finished to receive new surfacing (measured separately) (building measured overall length x width x height to eaves).	CM	57.19
4611AD	GARAGE OR OUTBUILDING:DEMOLISH SINGLE COMPLETE Garage or Outbuilding:Demolish complete brick or precast concrete constructed single garage or outbuilding, remove all doors, door frames, windows, roof construction, roof coverings, rainwater goods etc. down to foundation slab level and clear away all debris off site (building measured overall length x width x height to eaves), foundation slab left insitu.	CM	35.06
	Demolition of Sheds etc.		
4611BA	DEMOLITION OF SHED ETC:RETAIN BASE Demolition of Shed:Demolish and clear away existing shed, green house, conservatory, lean to store, animal house, pen or rum, remove waste and debris, cleaning and disinfecting after removal, retain base for re-use.	IT	128.05
4611BB	DEMOLITION OF SHED ETC:REMOVE BASE Demolition of Shed:Demolish and clear away existing shed, green house, conservatory, lean to store, animal house, pen or rum, cleaning and disinfecting after removal, break up existing concrete or paving flag base, remove waste and debris, backfill with topsoil and make good.	IT	219.25
4611BC	DEMOLITION OF PIGEON LOFT:RETAIN BASE Demolition of Pigeon Loft:Demolish and clear away existing pigeon loft, cleaning and disinfecting after removal, clear away all debris off site, retain base for reuse.	IT	112.45
4611BD	DEMOLITION OF PIGEON LOFT ETC:- BASE Demolition of Pigeon Loft:Demolish and clear away existing pigeon loft, cleaning and disinfecting after removal, break up existing concrete or paving flag base, remove debris off site, backfill with topsoil and make good.	IT	173.82