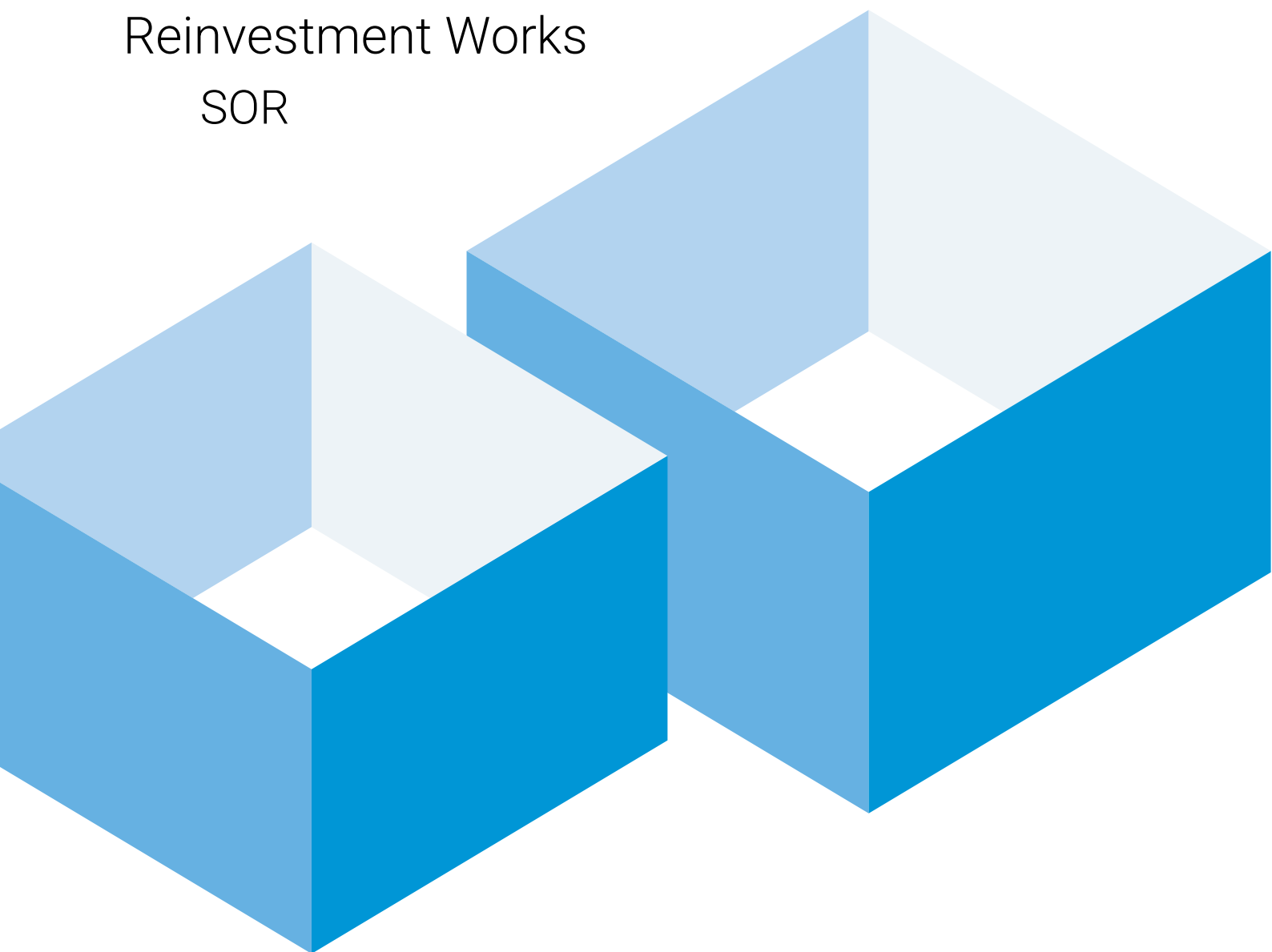




M3NHF Schedule of Rates

VERSION 8

Planned Maintenance and Property
Reinvestment Works
SOR



**Your challenges
expertly solved
in partnership**

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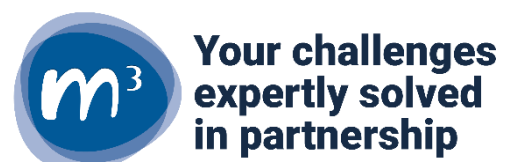
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Reinvestment Works

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CONTENTS

STANDARD ABBREVIATIONS USED IN THE M3NHF SCHEDULE OF RATES	
DESCRIPTIONS.....	2
GENERAL RULES	4
PRICE FRAMEWORK RULES EXTRACT	7
RATE INCLUSIONS.....	9
MEASUREMENT RULES	10
MEASUREMENT PREAMBLES	12
Generally	12
Scaffolding	14
Fencing and Gates	15
Metalwork	17
GROUNDWORKS	18
FENCING AND GATES	19

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

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

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

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

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

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		

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

ITEM	DESCRIPTION	UNIT	RATE
-------------	--------------------	-------------	-------------

GENERAL RULES

Schedule of Rates Descriptions

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

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

Example:

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

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

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

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

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

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

ITEM	DESCRIPTION	UNIT	RATE
------	-------------	------	------

005 In the Schedule of Rates the following definitions of measurement units are applicable:

HR – per hour
 NO – per number or each
 IT – per item i.e. comprising the whole of the Works as detailed
 LM – per linear metre
 SM – per square metre
 CM – per cubic metre
 PR - per pair

006 The Schedule of Rates items are deemed to be fully inclusive of all costs associated with the removal of asbestos and/or undertaking work in connection with products containing asbestos whether all such items are specifically mentioned within the Schedule of Rates Descriptions i.e. rates are deemed inclusive of all costs associated removal and disposal from site, together with all preparatory costs, running costs and final clean up, dismantling and removal costs.

007 The following definitions apply in the Schedule of Rates:

"approved", "directed" or "selected"	means as approved, directed or selected by the Client Representative whose decision shall be final.
"Code of Practice"	means any code of recommended practice produced by a Statutory Authority or an industry recognised body (including the Construction Leadership Council);
"ease"	means make minor adjustments to moving parts of the stated component to achieve a good fit in both open and closed positions and ensure free movement in relation to fixed surrounds, unless stated otherwise and make good as necessary;
"fix", "install" or "lay"	means supply and fix new Materials including all preparatory work;
"make good"	means carry out local remedial work to components, features and finishes which have been disturbed by other, previous Work under this Contract and leave in a sound and neat condition. The replacement of components or parts of components and redecoration of adjacent surfaces is not included;
"patch"	refers to a net area of under 1m ² ;
"overhaul"	means to undertake any repair necessary to restore a component or piece of equipment to full working order including diagnosing any fault, testing, carry out minor repairs/remedial work and provision and replacement of any defective parts or components.
"remove"	means disconnect, dismantle (as necessary) and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials including all removal and replacement required to gain access for the work. The removal of associated pipework, wiring, ductwork and/or other services is not included unless otherwise stated;
"renew"	means remove the existing item, supply and fix or fit the appropriate new replacement item(s) including all fitting, piecing out and preparatory work. All items include the supply and fixing of all materials required unless specifically referred to as supplied by others, "fix only" or "free issue";
"repair"	means carry out local remedial works to component features and finishes as found in the existing building, secure or refix, touch up/make good decorations as necessary and leave in a sound and neat condition. The replacement of components or parts of components and redecoration of adjacent surfaces is not included;

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

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, ladders, store rooms and the like that cannot be walked into. Integral and/or adjoining walk-in wardrobes, cupboards, ladders, store rooms and the like shall be treated as separate areas.
- 013 Works described in the Schedule of Rates and all Materials used in those Works must comply with all applicable Standards and Codes of Practice that are current at the time of their use. References in the Schedule of Rates to any Standards and Codes of Practice are to be construed as references to the latest version current at the time Works are undertaken. Where a specific Standard or a Code of Practice is referred to in the Schedule of Rates, this sets out the minimum acceptable standard of Materials or workmanship for the Schedule of Rates item and the Works.

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

ITEM	DESCRIPTION	UNIT	RATE
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PRICE FRAMEWORK RULES EXTRACT

1 SCHEDULE OF RATES AND TENDERED ITEMS

1.1 Provider to execute Works at Contract Rates

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

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

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

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

ITEM	DESCRIPTION	UNIT	RATE
------	-------------	------	------

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.

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

ITEM	DESCRIPTION	UNIT	RATE
------	-------------	------	------

RATE INCLUSIONS

Schedule of Rates Base Rates

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

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

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

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

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

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

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

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

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

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

ITEM	DESCRIPTION	UNIT	RATE
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MEASUREMENT RULES

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

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

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

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

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

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

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

ITEM	DESCRIPTION	UNIT	RATE
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MEASUREMENT RULES (cont'd)

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

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

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

ITEM	DESCRIPTION	UNIT	RATE
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MEASUREMENT PREAMBLES

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

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

Generally

Generally Rates Deemed to Include

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

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

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

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

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

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

ITEM	DESCRIPTION	UNIT	RATE
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Scaffolding

Scaffolding Rates Deemed to Include

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

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

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

ITEM	DESCRIPTION	UNIT	RATE
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Fencing and Gates

Fencing and Gates Rates Deemed to Include

A. Rates for fencing and gates are deemed to additionally include as appropriate for the following:

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

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

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

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

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

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

ITEM	DESCRIPTION	UNIT	RATE
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Metalwork

Metalwork Rates Deemed to Include

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

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

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

ITEM	DESCRIPTION	UNIT	RATE
	GROUNDWORKS		
	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 horizontal rails, rub down, prepare for and decorate to match existing.	NO	30.43

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

ITEM	DESCRIPTION	UNIT	RATE
FENCING AND GATES			
Fencing			
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 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	552.41
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	IT	56.62

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

ITEM	DESCRIPTION	UNIT	RATE
	debris.		
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 0.50m 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
	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
	Barrier Railings		

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

ITEM	DESCRIPTION	UNIT	RATE
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
	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
	Gates		
	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

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

ITEM	DESCRIPTION	UNIT	RATE
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, including sliding bolt, stop and one pair of hanging lugs fixed to brickwork or concrete post, prepare for and decorate, remove waste and debris.	PR	225.85
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	NO	753.47

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

ITEM	DESCRIPTION	UNIT	RATE
	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.		
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