



M3NHF Schedule of Rates

VERSION 8

Responsive Maintenance and Void
Property Works
SOR – Long Descriptions



**Your challenges
expertly solved
in partnership**

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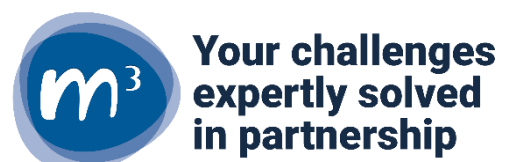
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Void Property Works

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

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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GENERAL RULES

Schedule of Rates Descriptions

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

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

Example:

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

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

The single character priority code references are as follows:

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

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

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

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

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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005 In the Schedule of Rates the following definitions of measurement units are applicable:

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

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

007 The following definitions apply in the Schedule of Rates:

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

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
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PRICE FRAMEWORK RULES EXTRACT

1 SCHEDULE OF RATES AND TENDERED ITEMS

1.1 Provider to execute Works at Contract Rates

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

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

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

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.

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ITEM	PRI	DESCRIPTION	UNIT	RATE
1.2.2		The Client's Representative may require the inclusion of additional items within the Schedule of Rates. The Client will identify such items. The Client's Representative will either pre-price them or request a price from the Provider for the approval of the Client's Representative and inclusion in the Schedule of Rates.		
1.2.3		Any additional items are to be priced on a comparable basis with existing items in the Schedule of Rates.		
1.2.4		The Client's Representative's decision on the Rates for additional items will be final.		

Note:

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

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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MEASUREMENT RULES

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

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

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

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

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

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

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ITEM	PRI	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.

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

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

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

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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Cleaning and Clearance

Cleaning and Clearance Rates Deemed to Include

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

Internal Clearance of Void Dwellings

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

M3NHF SCHEDULE OF RATES

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

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

External Clearance of Void Dwellings

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

External Communal Clearance

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

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

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

- .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

- .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:
 - 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	PRI	DESCRIPTION	UNIT	RATE
Insulation				
Loft Insulation – Removal				
RE031100	U	LOFT INSULATION:REMOVE EXISTING INSULATION QUILT Loft Insulation:Carefully take up, bag up and remove any thickness of existing loft insulation from between or laid over joists to loft area including gain access and moving/replacing contents within loft area in order to undertake work.	SM	8.68
Sundry Works				
Loft Insulation				
227007	U	CLIENT INSPECTION:REMOVE AND RELAY INSULATION Client Inspection:Remove, set aside and relay insulation quilt to loft area including gain access and moving/replacing contents within loft area in order to undertake inspection (any repairs required to be ordered separately). Not to be claimed in conjunction with associated works.	SM	8.99
Disinfestation				
461003	X	DWELLING:FLEA BOMBING Dwelling:Seal and secure void dwelling and carry out flea smoke bombing works.	IT	128.23
Pest Control				
461201	U	WASP OR HORNETS NEST:REMOVE INTERNAL OR EASY EXT Wasps or Hornets Nest:Remove wasps nest of any size from any internal location or easily accessible external location including engagement of Specialist if necessary and remove waste and debris.	NO	87.75
461203	U	WASPS NEST:REMOVE EXTERNAL Wasps Nest:Remove wasps nest of any size from external location or where access possible externally, including engagement of Specialist if necessary and remove waste and debris.	NO	105.30
461205	U	RODENTS:MICE ERADICATION Rodents:Eradicate mice internally from any type of dwelling, including engagement of Specialist if necessary, initially attend property, lay trap bait, subsequently return and remove waste and debris.	IT	140.40
461209	U	RODENTS:RATS ERADICATION Rodents:Eradicate rats internally or within the garden confines of any type of dwelling, including engagement of Specialist if necessary, initially attend property, lay trap bait, subsequently return and remove waste and debris.	IT	152.10
461217	U	RODENTS:SQUIRREL ERADICATION Rodents:Eradicate squirrel internally or within the garden confines of any type of dwelling, including engagement of Specialist if necessary, initially attend property, lay trap bait, subsequently return and remove waste and debris.	IT	122.85
461213	U	LICEANTS:ERADICATE LiceAnts:Eradicate wood lice, ants or similar infestation from any type of dwelling, including engagement of Specialist if necessary, initially attend property, provide insecticide over affected area.	IT	128.70

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
461219	U	NEST:REMOVE ANT NEST Nest:Locate, kill by approved chemical means and remove Ants nest from interior of building.	NO	117.00
461222	U	NEST:REMOVE BIRDS NEST Nest:Locate and remove Birds nest from interior of building, cleaning and disinfecting area around location of nest.	NO	5.56
461223	U	NEST:REMOVE BEES NEST Nest:Locate, kill by approved chemical means and remove Bees nest from interior of building.	NO	105.30
461225	U	COCKROACH:DISINFEST ROACH INFESTATION Cockroach:Disinfest roach infestation by approved chemical means (per dwelling).	IT	222.30
461227	U	BEETLE:DISINFEST BEETLE INFESTATION Beetle:Disinfest beetle infestation by approved chemical means (per dwelling).	IT	168.19
461229	U	PIGEON:DISINFEST PIGEON INFESTATION Pigeon:Disinfest Pigeon infestation by approved chemical or other means from loft area (per dwelling).	IT	134.55
461251	U	PIGEON GUANO:REMOVE FROM ROOM AREA NE 7M2 Pigeon Guano:Attend and remove all pigeon guano from room ne 7m2 in floor area, and leave clean by use of an a ornithological disinfectant, take away and dispose of guano in accordance with current regulations, inclusive of facilitating access if required and regardless of any level of guano	IT	459.23
461253	U	PIGEON GUANO:REMOVE FROM ROOM AREA NE 12M2 Pigeon Guano:Attend and remove all pigeon guano from room over 7 and ne 12m2 in floor area, and leave clean with a ornithological disinfectant, take away and dispose of guano in accordance with current regulations, inclusive of facilitating access if required and regardless of any level of guano	IT	468.00
461255	U	PIGEON GUANO:REMOVE FROM ROOM AREA OVER 12M2 Pigeon Guano:Attend and remove all pigeon guano from room over 12m2 in floor area, and leave clean with a ornithological disinfectant, take away and dispose of guano in accordance with current regulations, inclusive of facilitating access if required and regardless of any level of guano	IT	773.72
461230	U	PIGEON:REMOVE INFESTATION FROM CILLS Pigeon:Remove pigeon droppings from surfaces of precast concrete, stone or tile sills, by approved means to an approved disposal site, apply chemical cleaner in accordance with manufacturers technical data sheet.	LM	33.64
461231	U	RAT:DISINFEST RAT INFESTATION Rat:Disinfest Rat infestation by approved chemical or other means.	NO	134.55
461233	U	DEBRIS:REMOVE DEBRIS OF INFESTATION AND DISPOSE Debris:Remove the debris of infestation, carcasses, droppings and other contaminated material by approved means to an approved disposal site.	CM	456.30
Pigeon Deterrent				
461301	R	DETERRENT STRIPS:INSTALL PRIKKA 45MM STRIP	LM	10.11

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
		Deterrent Strips:Supply and install proprietary Prikka or other equal and approved squirrel, bird, cat etc 45mm wide deterrent strip screwed, nailed or glued in accordance with the manufacturer's technical reference sheet to tops of fences, gates, walls, sills or pipes, remove waste and debris		
461303	R	DETERRENT STRIPS:INSTALL PRIKKA 100MM STRIP Deterrent Strips:Supply and install proprietary Prikka or other equal and approved squirrel, bird, cat etc 100mm wide deterrent strip screwed, nailed or glued in accordance with the manufacturer's technical reference sheet to tops of fences, gates, walls, sills or pipes, remove waste and debris	LM	23.40
461239	X	PIGEONS:INSTALL NC STEEL ANTI-PIGEON MESH Pigeons:Supply and install proprietary anti-pigeon nylon coated carbon steel mesh to walls, windows, rooflights and the like, remove waste and debris.	SM	17.83
461235	U	PIGEONS:INSTALL ANTI-PIGEON SPIKING Pigeons:Install propriety anti-pigeon spiking to pipework, parapets, window heads, gutters and the like.	LM	23.54
461237	U	PIGEONS:INSTALL ANTI-PIGEON NETTING Pigeons:Install propriety anti-pigeon netting to walls, windows, rooflights and the like.	SM	14.47