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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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
IEE	Institute of Electrical Engineers
IET	Institution of Engineering and Technology

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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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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

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

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

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

007 The following definitions apply in the Schedule of Rates:

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

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"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: • 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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RATE INCLUSIONS

Schedule of Rates Base Rates

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

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

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

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

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

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

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

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

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

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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 caffolding 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, 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.

.9 All preparatory work, setting and marking out, including provision and removal of temporary profiles.

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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)

.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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Electrical Installation

Electrical Installation Rates Deemed to Include

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

.1 Investigation for fault diagnosis Including identifying location and cause of fault.

.2 Disconnecting and or isolating electricity supply and subsequently reinstating.

.3 Stripping out redundant or defective cables, conduits, fittings and the like, not specifically referred to in the priced Schedule of Rates descriptions.

.4 Disconnection and removal of illegal wiring.

.5 Patterns, moulds templates and the like.

.6 Stripping out, builder's work and the like associated with any re-wiring including the complete re-wiring of existing properties.

.7 Where necessary, the removal and reinstating of electrical voltage supply by appropriate supply/Provider to facilitate the progression of works. Provider to arrange attendance and pay all charges incurred in connection with supply/Provider's work.

.8 Disconnecting and connecting cables, conduit, trunking and the like including connecting to fittings or appliances and existing installations and including flex.

.9 Unless otherwise specified all replacement items are to be like for like (as far as possible).

.10 Replacement of fuses and spur unit fuses.

.11 Draining down, refilling, venting, adjusting and setting controls in connection with repairs or replacement of cylinder heater elements and the like. Specifically the relevant requirements as set out in the Plumbing, Heating, Rainwater and Foul Drainage above Ground section of these measurement preambles shall be applicable.

.12 Renewal of equipment includes for disconnecting and removing old equipment supplying and fixing new equipment specified and connecting to adjacent outlet point. Should a new outlet point be required it shall be deemed to be included.

.13 Builders work such as cutting or forming holes, apertures, mortices, chases and the like in the existing structure and making good around fittings, holes apertures, chases and the like and making good all work disturbed.

.14 Adjusting and setting controls.

.15 Removing and subsequently replacing or renewing insulation, access panels, floor boarding, shelving and the like in order to gain access to the works.

.16 Gaining access to wall, floor and ceiling voids and the like where required including removal and reinstating of lids, covers, accessories, equipment, locating junction boxes, withdrawing or disconnecting old cables, threading new cables through old conduits or providing and fixing new conduits/mini trunking complete and fixing to any background shall be deemed to be included in rates for wiring.

.17 Altering and adapting existing installation to suit any new work including providing any additional cables, fittings or other materials required.

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Electrical Installation Rates Deemed to Include (cont'd)

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

.18 Preparing new or existing fittings and supplying and connecting all cables, screws, clips and accessories.

.19 Fixings, clips, saddles, brackets and supports for cables or conduits or trunking or fittings or appliances and the like including plugging and screwing.

.20 Circuits are deemed to include any type of cable, any type of conduit and all associated fittings.

.21 Where more than one isolator forms part of the same circuit the additional isolators are deemed to be included in that circuit.

.22 Cooker outlet points are deemed to be included with cooker switch points in circuits.

.23 Lighting switch points are deemed to be included with lighting outlet points in circuits.

.24 Flex to fixed electrical appliances.

.25 All necessary designs for installations.

.26 Providing and fixing blank plates as necessary to fuse boards and outlets.

.27 Rates for Consumer Control Units (CCUs) are deemed to include for providing and fixing fuses, miniature circuit breakers (mcbs), blank way plates, residual current devices (rcd's) and the like.

.28 Providing and fixing new backboxes, pattresses, earth fly leads and other items normally associated with any fitting being renewed.

.29 Additional grounds, battens and supports.

.30 Reusing existing conduit, trunking etc., where possible.

.31 Supply and fixing any size new cable, conduit and trunking including where not possible to use existing cable, conduit and trunking and to include dressing, bends, bending conduit, angles, conduit boxes, outlets sleeves, glands on MICC cables, connecting tails, conduit and cable terminations and all other accessories and fixings.

.32 Bends and the like and connections on cooker hood ducting.

.33 Overhauling any item is to include for removing, dismantling and replacing any worn or defective part, greasing or oiling where appropriate, reassembling to leave in perfect working order and refixing.

.34 Electric light bulbs (enclosed within a fitting).

.35 Priming and painting two coats oil colour on new exposed conduit to match existing.

.36 Earthing and bonding all plumbing and associated metalwork in conjunction with Schedule of Rates items whether specifically stated or not in Schedule of Rates descriptions.

.37 Rearranging fittings on backboard including repositioning earth bonding tails and the like.

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Electrical Installation Rates Deemed to Include (cont'd)

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

.38 Inspection and testing of all services, fittings, appliances etc., when completed to ensure satisfactory functional operation and safety, including temporary supply, engraving, circuit charts, drawings and labels for identification, commissioning and providing all certificates (including test results) required by the relevant electrical authorities, bodies or the Client.

.39 Disconnecting as necessary, removing and subsequent re-fixing and re-connecting any type of kitchen units, electrical fittings such as light fittings, light switches, socket outlet points and the like), radiators, heating appliances and or sanitary appliances and or other Client's or Customers fixtures and fittings in order to undertake works to electrical and communal mechanical and electrical installations.

.40 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally

.41 Undertaking all electrical work to comply fully with the requirements of BS 7671.

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
		ELECTRICAL		
		Ventilation		
		Fans - Sundries		
841007	U	FAN:OVERHAUL DOMESTIC EXTRACT Fan:Overhaul any kind of domestic extractor fan, dismantle and reassemble, clean and oil, test and leave in working order and remove waste and debris.	NO	27.02
841021	U	FAN:RENEW OR REFIX DOMESTIC EXTRACT EXT GRILLE Fan:Renew or refix external fan grille to any type of domestic extractor fan, test and leave in working order.	NO	25.79
841105	U	VENT UNIT:OVERHAUL Vent Unit:Overhaul ventilation unit, clean out, renew filters as necessary and remove waste and debris.	IT	45.27
		Accessories		
		Accessories - Generally		
860507	E	SWITCH OR OUTLET:SECURE LOOSE Switch or Outlet:Secure any loose switch or socket outlet plate or the like including provision of new screws if necessary and remove waste and debris.	NO	3.41
		Accessories - Light Switches		
861001	U	SWITCH:RENEW FLUSH BOX Switch:Isolate supply, remove and set aside plate disconnect, clear away and renew galvanised steel or plastic single or double flush box, plug to wall as necessary, refit plate, remake all necessary connections, reconnect electricity supply, undertake electrical tests and make good on completion and remove waste and debris.	NO	21.03
861003	U	SWITCH:RENEW SURFACE BOX Switch:Isolate supply, disconnect, clear away and renew any plastic surface mounted box, plug wall as necessary, make all necessary connections reconnect electricity supply, undertake electrical tests and make good on completion and remove waste and debris.	NO	11.49
861015	U	SWITCH:RENEW PULL SWITCH CORD Switch:Renew pull switch cord only.	NO	6.34
		Accessories - Socket Outlets		
861501	U	SOCKET:RENEW FLUSH BOX Socket:Isolate supply, remove and set aside plate disconnect, clear away and renew galvanised steel or plastic single or double flush box, plug to wall as necessary, refit plate, remake all necessary connections, reconnect electricity supply, undertake electrical tests and make good on completion and remove waste and debris.	NO	21.03
861503	U	SOCKET:RENEW SURFACE BOX Socket:Isolate supply, remove and set aside plate, disconnect, clear away and renew plastic single or double or triple surface mounted box, plug to wall necessary, refix plate, remake all necessary connections, reconnect electricity supply, undertake electrical tests and make good on completion, and remove waste and debris.	NO	12.33
		Shaver Points		

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ITEM	PRI	DESCRIPTION	UNIT	RATE
863007	U	LAMP:RENEW SHAVER LAMP Lamp:Take off cover and renew lamp to any type of shaver light fitting and refix cover and remove waste and debris.	NO	7.57
		Special Installations		
		Door Bell Installation		
870501	R	CABLE:INSTALL BELL WIRE Cable:Supply and fix 0.5mm PVC twin bell wire clipped to wall or soffit and make all necessary connections to bells, bell units, transformers and bell push and make good on completion and remove waste and debris.	LM	3.08
870503	R	DOOR BELL:RENEW UNDERDOME COMPLETE Door Bell:Disconnect, clear away and renew 3-4-8v AC supply underdome bell complete screwed to timber, make all necessary connections, make good and leave in working order and remove waste and debris.	NO	21.08
870505	R	DOOR BELL:RENEW TRANSFORMER Door Bell:Disconnect, clear away and renew transformer 220/240v AC primary supply 3-4-8v secondary output complete, screwed to timber, make all necessary connections, undertake electrical tests and make good on completion and remove waste and debris.	NO	26.48
870507	R	DOOR BELL:RENEW BELL PUSH Door Bell:Disconnect, clear away and renew 1 amp bell push, screwed to timber, make all necessary connections, undertake electrical tests and make good on completion and remove waste and debris.	NO	14.98
870509	U	DOOR BELL:OVERHAUL REPAIR RELOCATE Door Bell:Overhaul and repair any type of faulty door bell, disconnect supply and later reconnect, relocate where instructed by Client Representative, make all necessary adjustments, test and leave in working order on completion, make good as necessary and remove waste and debris.	NO	22.83
		Fire Alarm Installations		
871118	U	FIRE ALARM:SERVICE ANY TYPE Fire Alarm:Attend and carry out service to fire alarm installation complete to block of dwellings or scheme including control panel complete with alarm input and ouput circuits, sounder circuits, detection/activation loops, integral batteries and charger unit, indicator lights, sound alarm switch, alarms silence switch, reset push button and lamp, test, complete with manual call points, automatic detectors and sounders.	IT	245.30
		Burglar Alarm Installation		
871401	U	BURGLAR ALARM:SERVICE ANY TYPE Burglar Alarm:Attend and carry out service to burglar alarm installation complete to block of dwellings or scheme including control panel complete with alarm input and ouput circuits, sounder circuits detection/activation loops, integral batteries and charger unit, indicator lights, sound alarm switch, alarms silence switch, reset push button and lamp, test, complete with automatic detectors and sounders.	IT	245.30
871403	U	BURGLAR ALARM:RESET CODES Burglar Alarm:Attend upon dwelling with burglar alarm, reset codes for new or existing tenant, test.	IT	64.63
		TV Aerial Installation		

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ITEM	PRI	DESCRIPTION	UNIT	RATE
871513	R	TV AERIAL:LOFT INSTALLATION COMPLETE TV Aerial:Gain access into loft space, provide and install new loft TV aerial complete with and including TV coaxial cabling ne 10m long to and including new surface mounted box, make all necessary connections and joints, adjust aerial direction, make good, test and leave in working order on completion and remove waste and debris.	IT	157.17
871515	U	COMMUNAL TV AERIAL:ATTEND FAULT Communal TV Aerial:Attend upon scheme, investigate fault in analogue or digital TV aerial or receiver, remedy fault without renewing any parts or components, test and remove waste and debris.	IT	84.69
		CCTV Service		
871603	U	CCTV:SERVICE ANY TYPE CCTV:Attend and carry out service to CCTV installation complete to block of dwellings or scheme including control panel complete with input and output circuits, detection/activation loops, integral batteries and charger unit, indicator lights, video cameras and monitors etc.	IT	99.87
		Carbon Monoxide Detectors		
872202	U	CARBON MONOXIDE DETECTOR:INSTALL WIRELESS Carbon Monoxide Detector:Install wireless carbon monoxide detector, with sealed lithium battery, electrochemical sensor, test/hush button, end of life indicator, power, alarm and fault indicators, interconnectivity, to BS EN 50291:2010, test and make good on completion, remove waste and debris.	NO	132.18
872205	U	CARBON MONOXIDE DETECTOR:INSTALL BATTERY TYPE Carbon Monoxide Detector:Supply and install battery operated carbon monoxide detector to BS7860 AICO E1205A or equal and approved including fix to structure in accordance with the manufacturers technical data sheet, test and make good on completion and remove waste and debris.	NO	45.16
872207	R	CARBON MONOXIDE DETECTOR:INSTALL BATTERY SMARTLINK Carbon Monoxide Detector:Isolate, supply and install AICO Ei208WRF or other equal and approved battery powered smart link RF single sensor carbon monoxide (CO) alarm, electrochemical type 10 year life sensor, kitemarked to BSEN50291-1+A1:2012 with built in RF module, multi path, multi level repeater mesh architecture and mounting plate, powered with tamper proof 10 year lithium battery and complete with data extraction facility via audio link to a smartphone app, make good on completion and remove waste and debris	NO	142.77
		Gas Detectors		
872301	U	GAS DETECTOR:INSTALL Gas Detector:Isolate, supply and install mains operated gas detector including make all necessary connections to supply including junction box, reconnect, test and make good on completion and remove waste and debris.	NO	192.56
872303	U	GAS DETECTOR:INSTALL WIRELESS Gas Detector:Install wireless natural gas detector complete with self cleaning sensor, self test button, mute button, internal buzzer, internal battery, test and make good on completion and remove waste and debris.	NO	177.27
		Multi Sensor Detectors - Domestic		
872509	R	MULTI SENSOR:INSTALL CARBON MONOXIDE TYPE Multi Sensor + CO Detector:Isolate, supply and install Aico Ei3028 or	NO	164.24

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ITEM	PRI	DESCRIPTION	UNIT	RATE
		other equal and approved grade D1 multi sensor fire and carbon monoxide (CO) alarm, Class A1 thermistor type sensor, kitemarked to BS5446-2:2003 and electrochemical type 10 year life CO sensor, and supplied with easy fitting type base plate, connecting without a flying lead or cable harness, mains powered with tamper proof 10 year lithium rechargeable cell backup supply and data extraction facility via audio link to a smartphone app, test and make good on completion, remove waste and debris.		
872513	R	MULTI SENSOR:INSTALL DETECTOR + STROBE SOUNDER Multi Sensor Detector: Isolate, disconnect and remove existing, and renew or supply and install combined optical smoke detector with heat sensor, strobe, sounder, and base with loop isolator, including make all necessary connections to non domestic fire alarm installation, (allow for 10m of ne 2.5mm2 FO200 golf fire resistant cable and any necessary containment), reconnect, test and make good on completion and remove waste and debris.	NO	211.83
872517	R	MULTI SENSOR:INSTALL DETECTOR WITH STROBE Multi Sensor Detector: Isolate, disconnect and remove existing, and renew or supply and install combined optical smoke detector with heat sensor, strobe, and base with loop isolator, including make all necessary connections to non-domestic fire alarm installation, (allow for 10m of ne 2.5mm2 FP200 gold fire resistant cable and any necessary containment), reconnect, test and make good on completion and remove waste and debris.	NO	205.62
872519	R	MULTI SENSOR:INSTL WITH SOUNDER RADIO LINK BASE Multi Sensor Detector: Isolate, disconnect and remove existing, and renew or supply and install combined optical smoke detector with heat sensor and reset button, sounder, with radio link base with loop isolator and 10 year lithium battery backup, including make all necessary connections to fire alarm installation within dwelling, (allow for 10m of ne 2.5mm2 LSF two core and earth cable and any necessary containment), reconnect, test and make good on completion and remove waste and debris.	NO	251.66
872521	R	MULTI SENSOR:INSTALL WITH STROBE RADIO LINK BASE Multi Sensor Detector: Isolate, disconnect and remove existing, and renew or supply and install combined optical smoke detector with heat sensor with reset button, strobe, with radio link base with loop isolator and 10 year lithium battery backup, including make all necessary connections to fire alarm installation within dwelling, (allow for 10m of ne 2.5mm2 LSF two core and earth cable and any necessary containment), reconnect, test and make good on completion and remove waste and debris.	NO	331.90
872515	R	MULTI SENSOR:INSTALL DETECTOR WITH SOUNDER Multi Sensor Detector:Isolate, disconnect and remove existing and renew or supply and install combined optical smoke detector and heat sensor and base with loop isolator, including make all necessary connections to existing non domestic fire alarm installation, test and make good on completion and remove waste and debris.	NO	220.55
		Multi Sensor Detectors - Non Domestic		
872525	R	MULTI SENSOR:RENEW WITH SOUNDER BASE - NON DOM Multi Sensor Detector: Isolate, disconnect and remove existing, and renew with combined optical smoke detector with heat sensor with reset button, sounder, base with loop isolator and 10 year lithium battery backup, including make all necessary connections to non domestic fire alarm installation, reconnect, test and make good on completion and remove waste and debris.	NO	110.49

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ITEM	PRI	DESCRIPTION	UNIT	RATE
872526	R	MULTI SENSOR:RENEW HEAD AND BASE NON DOM Multi Sensor Detector: Isolate, disconnect and remove existing, and renew or supply and install combined optical smoke detector with heat sensor, sounder, and base with loop isolator, including make all necessary connections to non domestic fire alarm installation, (allow for 10m of ne 2.5mm2 FO200 gold fire resistant cable and any necessary containment), reconnect, test and make good on completion and remove waste and debris.	NO	148.91
872527	R	MULTI SENSOR:RENEW HEAD NO BASE NON DOM Fire Alarm:Renew existing with mains operated combined optical smoke and heat detector with rechargeable DC battery or condensor back up self contained type to BS 5446 kitemark certified with hush button interlinked with any existing detectors or alarm systems, test and make good on completion, where interlinked detectors are replaced new detectors must be compatible with existing, and remove waste and debris.	NO	74.67
		Detectors - Servicing etc		
872025	U	SMOKE DETECTOR:SERVICE AND OVERHAUL HARD WIRE Smoke Detector:Undertake annual service and overhaul any type of hard wired smoke detector, switch power off, vacuum through vents, switch power on, test, all work to be carried in strict conformity to the manufacturers technical data sheet, renew battery as necessary and leave in working order and remove waste and debris (rate per dwelling).	NO	27.18
872027	U	SMOKE DETECTOR:SERVICE AND OVERHAUL BATTERY Smoke Detector:Undertake annual service and overhaul any type of battery operated smoke detector, vacuum through vents, test, all work to be carried in strict conformity to the manufacturers technical data sheet, renew battery as necessary and leave in working order and remove waste and debris (rate per dwelling).	NO	27.18
872203	U	CARBON MONOXIDE DETECTOR:SERVICE OVERHAUL WIRED Carbon Monoxide Detector:Undertake annual service and overhaul any type of hard wired carbon monoxide detector, switch power off, vacuum through vents, switch power on, test, all work to be carried in strict conformity to the manufacturers technical data sheet, renew battery as necessary and leave in working order and remove waste and debris (rate per dwelling).	NO	27.18
872901	U	DETECTOR:REMOVE SET ASIDE AND REFIX ANY DETECTOR Detector:Isolate supply, carefully remove and set aside any type of detector (smoke, heat, multi sensor, carbon monoxide or gas)to enable other Service Provider to carry out works, and refix on completion of that work including fixing in any new position within the same room, any additional wiring etc that may be necessary , all builders work, make good including make good finishes in original position if necessary, test and remove waste and debris.	NO	24.10
		Detectors - Controllers, Relays and Smart Link		
872502	R	RF ALARM CONTROLLER:INSTALL BATTERY POWERED RF Alarm Controller:Supply and install Aico Ei450 or other equal and approved battery powered radio link RF alarm controller, with single button control with Test, Locate, Silence and Memory functions and wireless interconnection via built in radio frequency multi path, multi -level repeater mesh architecture, and visual LED indication of Fire.CO/End of life, powered by tamper proof 10 year lithium battery and CE certified to (RF) EN 300 220-3 and EN 301 489-3 (EMC), test and make good on completion, remove waste and debris.	NO	114.88

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ITEM	PRI	DESCRIPTION	UNIT	RATE
875604	R	RF RELAY MODULE:INSTALL MAINS POWERED RF Relay Module:Supply and install Aico Ei428 or other equal and approved mains powered radio link RF relay module to activate external devices on receipt of radio link signal from an interconnected alarm, complete with Volt free contacts (NO & NC) rated up to 240v/5A and cover plate for remote siting, with built in radio frequency multi-path, multi-level repeater mesh architecture, and Blue, Amber, Green and Red indicator LED's, tamper proof 10 year lithium rechargeable cell backup supply, test and make good on completion, remove waste and debris.	NO	153.26
875704	R	ALARM CONTROLLER:INSTALL MAINS POWERED Alarm Controller:Supply and install Aico Ei1529RC or other equal and approved mains powered alarm controller connected to alarm system via hard wired interconnection, external devices on receipt of hard wired signal from an interconnected alarm, complete with three button control with Test, Locate and Silence functions, locate and Silence buttons to be red and Test button to be white, test and make good on completion, remove waste and debris.	NO	123.04
875602	R	RF SMART LINK MODULE:INSTALL MAINS POWERED RF Smart Link Module:Supply and install Aico Ei3000MRF or other equal and approved mains powered smart link RF module, plug in fit to compatible alarms enabling wireless interconnection, remote data extraction and real time notification of alerts and events via smart link to a gateway and portal, with built in radio frequency multi-path, multi-level repeater mesh architecture, enhanced self-monitoring and learn entry function, Blue, Green and Red indicator LED's, tamper proof 10 year lithium rechargeable cell backup supply from alarm, test and make good on completion, remove waste and debris.	NO	242.14
875606	R	SMART LINK GATEWAY:INSTALL MAINS POWERED Smart Link Gateway:Supply and install Aico Ei1000G or other equal and approved mains powered smart link gateway, cellular connection via built in quad band GPRS modem with GSM roaming SIM and AES 128 encryption, SIM protection and regular heartbeat message to ensure internet connectivity, built in Smart Link radio frequency multi-path, multi-level repeater mesh architecture, enhanced self-monitoring, capable of sending real time Fire and /or CO notifications and tampering alerts via SMS and email, tamper proof 10 year lithium rechargeable cell backup capable of powering unit for 72 hours in absence of mains power, test and make good on completion, remove waste and debris. Detectors - Vibrating Pads	NO	245.06
875504	R	RF STROBE AND VIBRATING PAD:INSTALL MAINS POWERED RF Strobe and Vibrating Pad:Supply and install Aico Ei170RF or other equal and approved mains powered radio link RF strobe and vibrating pad, with radio link control box with integral high intensity wide angle Xenon strobe (flash rate 0.8Hz) and plug in vibrating pad, complete with built in radio frequency multi-path, multi-level repeater mesh architecture, and Blue, Amber, Green and Red indicator LED's, tamper proof 10 year lithium rechargeable cell backup supply, test and make good on completion, remove waste and debris.	NO	226.87
		Earthing		
892023	U	EARTH:INSTALL ELECTRODE AND CABLE Earth:Supply and install earth electrode, 16.00mm PVC insulated single core earthing cables and clamps and galvanised inspection box and lid and install earth wire to mains position and connect and remove waste and debris.	NO	115.13

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ITEM	PRI	DESCRIPTION	UNIT	RATE
892025	U	EARTH:REFIX ELECTRODE Earth:Refix earth electrode and galvanised inspection box and lid.	NO	21.17
892109	U	EARTH:INSTALL 16MM CABLE AND EARTH BLOCK Earth:Install 16mm PVC insulated single core earthing cable, connect to Electricity Companies earth point, terminate with and including earth block multi-connector and remove waste and debris.	LM	9.71
892111	U	EARTH:RECONNECT EARTH BOND Earth:Reconnect loose or detached earth bond, renew any missing components or earth tags to effect bond in accordance with current regulations.	IT	8.52

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