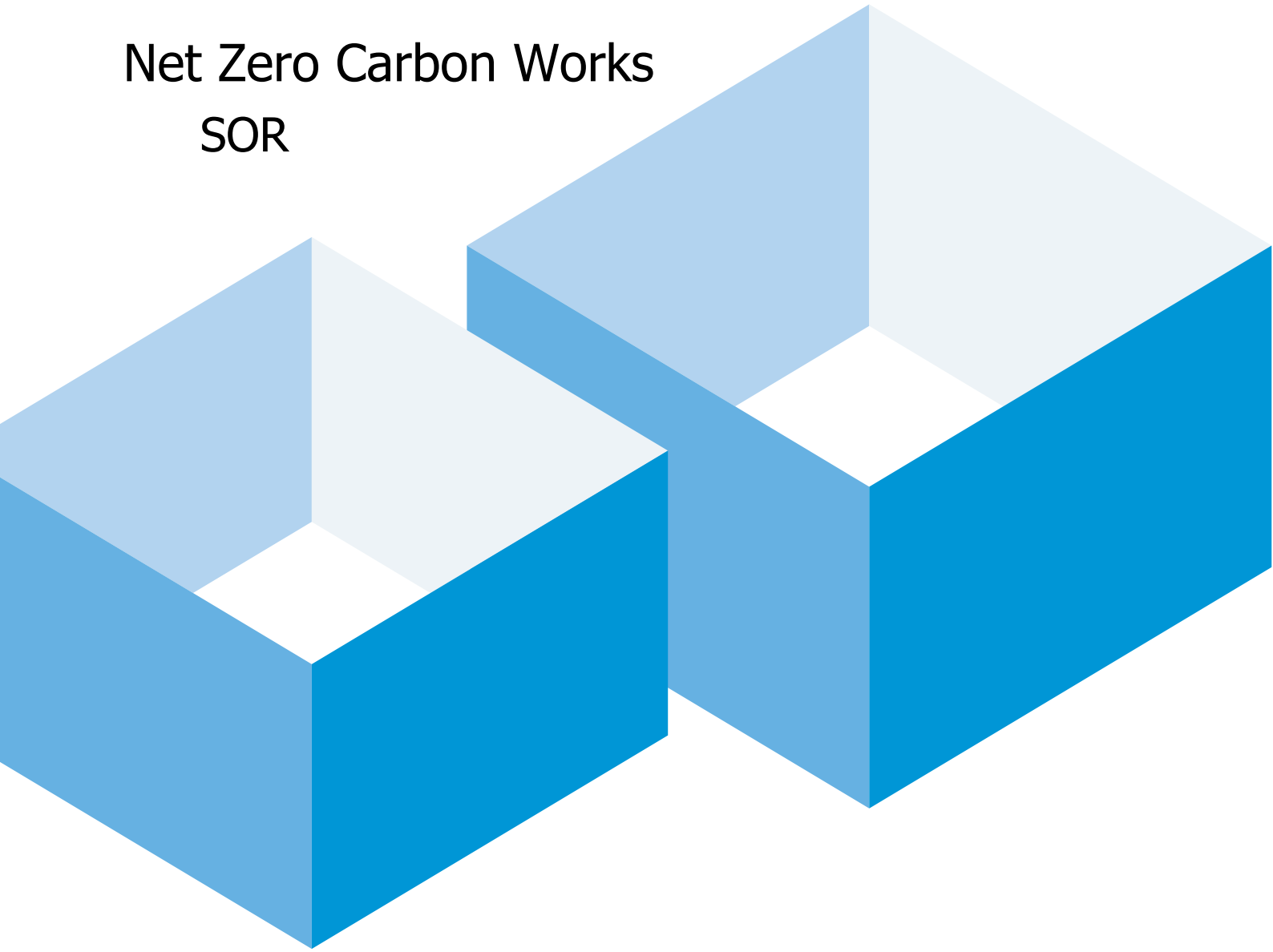
# M3NHF Schedule of Rates

**VERSION 8**

Net Zero Carbon Works SOR



Your challenges expertly solved in partnership

**Published by M3 Housing Ltd, Three Kings, 23 Commonside East, Mitcham, Surrey, CR4 2QA**
**www.m3h.co.uk**

ISBN: 978-1-908409-10-2 | M3NHF Schedule: Net Zero Carbon Works

Version 8 revised and updated in 2023 by Rand Associates Consultancy Services Ltd.

Incorporating the NHF Form of Contract 2023
ISBN: 978-1-908409-49-2

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**M3NHF SCHEDULE OF RATES: NET ZERO CARBON WORKS – VERSION 8**

**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 Long Description set out in the scope of Works envisaged for an Order for that item.

002 Each item has a 8 character alpha numeric code reference:

Example:

| | | | |
|---|---|---|---|
| RE010101 | EDGING:LAY 50X152MM PCC EDGING<br>Edging:Excavate, remove waste and debris, backfill as necessary, level and compact bottom of excavations lay concrete bed 200x100mm and supply and lay 50x152mm precast concrete edging, straight or curved, haunch to both sides, point including all formwork and make good to existing finishes. | LM | 38.07 |

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.

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.


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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; |
| **"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:<br>• 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<br>• 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; |


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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 <u>not</u> 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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**M3NHF SCHEDULE OF RATES: NET ZERO CARBON WORKS – VERSION 8**

**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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**M3NHF SCHEDULE OF RATES: NET ZERO CARBON WORKS – VERSION 8**

**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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**M3NHF SCHEDULE OF RATES: NET ZERO CARBON WORKS – VERSION 8**

**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.


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**MEASUREMENT RULES (cont'd)**

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

.4 Working platforms to general scaffolding are deemed to be four boards wide and shall be measured per linear metres of platform.

.5 For any type of scaffolding the additional height above working platforms due to handrails, screens, gantries and the like is deemed to be included.


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## M3NHF SCHEDULE OF RATES: NET ZERO CARBON WORKS – VERSION 8

## MEASUREMENT PREAMBLES

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

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

### Generally

### Generally Rates Deemed to Include

A. Rates for all Schedule of Rates items in all trades generally are deemed to include as appropriate for the following:

.1 All work that can reasonably be deemed to be included either as good workmanship, including the provision of materials and plant, or accepted practice whether or not specifically referred to in this document. The Client Representative's decision on this will be final.

.2 Clearing away all arisings, redundant materials, debris, rubbish etc., from site including damping down to reduce dust, loading into skips at ground level, skip hire or equivalent, transport, landfill, recycling and other form of waste disposal including all associated licences, permits and the like and the payments of all related fees and charges. Note: Schedule of Rates items for skip hire are NOT claimable for removal of waste etc. arising out of the execution of work ordered and removal of waste is deemed to be included in each respective Schedule of Rates item.

.3 The removal and disposal of all non licensed work on asbestos containing materials, whether it is notifiable or non notifiable work (in accordance with and as defined in the Control of Asbestos Regulations 2012) such as but not limited to textured coatings, asbestos cement sheeting and roof tiles, vinyl floor tiling, gaskets etc.

.4 Working in conjunction with all non licensed work on asbestos containing materials, whether it is notifiable or non notifiable work (in accordance with and as defined in the Control of Asbestos Regulations 2012) such as but not limited to textured coatings, asbestos cement sheeting and roof tiles, vinyl floor tiling, gaskets etc.

.5 All necessary trestles, ladders, boards, towers, scaffolding and other means of access to the external elevations, , in all situations where a working platform is required at a level below 2 metres above general ground or floor level, including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.

.6 All necessary temporary barriers, hoardings and protection for safe and proper execution of the Works, for protecting the public and the occupants of adjoining premises and for meeting the requirements of any Statutory Authority, including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.

.7 Temporary supports, shoring or hoarding to existing structure including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.

.8 Temporary dustproof, weatherproof and security screens, etc., as required complete with doors including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.


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**Generally Rates Deemed to Include (cont'd)**

A. Rates for all Schedule of Rates items in all trades generally are deemed to include as appropriate for the following: (cont'd)

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

.10 Taking up any necessary boarding, de-nailing timbers, relaying boarding and punching in nail heads.

.11 Taking off and re-fixing gutters, downpipes, bird guards, TV/radio aerials, satellite dishes, electricity, TV, British Telecom cables, radiators, boilers, kitchen units, sanitary appliances, electrical switch and socket plates and the like to facilitate the renewal or repair of any component.

.12 Removing all screws, nails, plugs and the like associated with the removal of any item.

.13 Setting aside, storing, cleaning and subsequently re-fixing items described as re-fixed.

.14 Setting aside, protecting and reinstating tenants' furniture, white goods, floor coverings, chattels, fixtures, fittings and other property and clearing roof space where necessary to undertake the works ordered.

.15 Fixing to any surface with nails, screws, blocks, glue, bolts etc., as required including drilling, packing and scribing.

.16 Jointing and or finishing new materials including additional material where required.

.17 Jointing and or finishing new materials to existing including additional material where required.

.18 Matching all materials to existing.

.19 Making good existing structure, finishings etc. as necessary.

.20 Moving items of furniture and the like including site furniture from one location to another or replacing. Moving sold fuel from one location to another,

.21 Collection and transportation of any size name plate/sign including engraved and laminated signage, any means of fixing to any type of background.

.22 Protecting the whole of the works.

.23 Seeking the approvals of the Client and or Client Representative in respect of any Works including any reasonable waiting or other down time whilst awaiting approval.

.24 Draining down, removal, setting aside and refixing radiators, refill the radiator and system including inhibitor, bleed, test and balance system.

.25 All pre-inspection visits or surveys to ascertain location of work, checking, measuring, location of and diagnosis of faults, scope, quantification and evaluation of Works to be undertaken etc.

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


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## 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.

.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.


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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)

.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 | | | |
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| | **NET ZERO CARBON WORKS** | | |
| | **Solar Electric** | | |
| | **Solar Power Data Monitors** | | |
| RE190601 | SOLAR PV PANEL:INSTALL WIRELESS DATA MONITOR<br>Solar Panel:Install a wireless data monitor onto a new solar photovoltaic power generation installation. | NO | 290.13 |
| | **Immersion Diverter** | | |
| RE190603 | SOLAR DIVERTER:INSTALL TO IMMERSION HEATER<br>Solar Diverter:Supply and fit Solar iBoost or equal and approved electricicty diverter to immersion heater and photovoltaic system in accordance with manufacturers data sheet including all eletrical connections, comissioning, testing, remove waste and debris and make good. | IT | 359.41 |
| | **Solar Electric - Inspections** | | |
| RE190611 | PV SOLAR INSTALL ON ROOF:ANNUAL INSPECTION 3 PANEL<br>PV Solar Installation:Annual inspection and test 3 panel (each panel ne 1700x900mm) photovoltaic array installation in accordance with manufacturers technical data sheet and recommendations, including the cleaning of panels on the roof and or panels installed on "A" frames, check operation and settings of the solar station and associated external controls including any adjustments, cutting off overhanging branches on non TPO trees and remove waste and debris. | IT | 131.93 |
| RE190613 | PV SOLAR INSTALL ON ROOF:ANNUAL INSPECT 8-12 PANEL<br>PV Solar Installation:Annual inspection and test over 8 and ne 12 panel (each panel ne 1700x900mm) photovoltaic array installation in accordance with manufacturers technical data sheet and recommendations, including the cleaning of panels on the roof and or panels installed on "A" frames, check operation and settings of the solar station and associated external controls including any adjustments, cutting off overhanging branches on non TPO trees and remove waste and debris. | IT | 263.86 |
| RE190615 | PV SOLAR INSTAL ON ROOF:ANNUAL INSPECT 14-18 PANEL<br>PV Solar Installation:Annual inspection and test over 14 and ne 18 panel (each panel ne 1700x900mm) photovoltaic array installation in accordance with manufacturers technical data sheet and recommendations, including the cleaning of panels on the roof and or panels installed on "A" frames, check operation and settings of the solar station and associated external controls including any adjustments, cutting off overhanging branches on non TPO trees and remove waste and debris. | IT | 352.30 |
| RE190617 | PV SOLAR INSTALL IN ROOF:ANNUAL INSPECT 3 PANEL<br>PV Solar Installation:Annual inspection and test 3 panel (each panel ne 1700x900mm) photovoltaic array installation in accordance with manufacturers technical data sheet and recommendations, including the cleaning of panels incorporated into the roof covering, check operation and settings of the solar station and associated external controls including any adjustments, cutting off overhanging branches on non TPO trees and remove waste and debris. | IT | 142.80 |
| RE190619 | PV SOLAR INSTALL IN ROOF:ANNUAL INSPECT 8-12 PANEL<br>PV Solar Installation:Annual inspection and test over 8 and ne 12 panel (each panel ne 1700x900mm) photovoltaic array installation in accordance with manufacturers technical data sheet and recommendations, including the cleaning of panels incorporated into the roof covering, check operation and | IT | 285.60 |


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| | settings of the solar station and associated external controls including any adjustments settings of the solar station and associated external controls including any adjustments, cutting off overhanging branches on non TPO trees and remove waste and debris. | | |
| RE190621 | PV SOLAR INSTAL IN ROOF:ANNUAL INSPECT 14-18 PANEL<br>PV Solar Installation:Annual inspection and test over 14 and ne 18 panel (each panel ne 1700x900mm) photovoltaic array installation in accordance with manufacturers technical data sheet and recommendations, including the cleaning of panels incorporated into the roof covering, check operation and settings of the solar station and associated external controls including any adjustments settings of the solar station and associated external controls including any adjustments, cutting off overhanging branches on non TPO trees and remove waste and debris. | IT | 384.92 |
| RE190623 | PV SOLAR INSTALLATION ON ROOF:OVERHAUL 3 PANEL<br>PV Solar Installation:Overhaul 3 panels (each panel ne 1700x900mm) photovoltaic array installation including cleaning panels on the roof and or installed on "A" frames to remove moss, algae, bird droppings etc., cut back any overhanging tree branches, check operation and settings of the solar station and associated external controls including any adjustments, test, remove waste and debris (per panel). | IT | 37.72 |
| RE190625 | PV SOLAR INSTALLATION ON ROOF:OVERHAUL 8-12 PANEL<br>PV Solar Installation:Overhaul over over 8 and ne 12 panel (each panel ne 1700x900mm) photovoltaic array installation including cleaning panels on the roof and or installed on "A" frames to remove moss, algae, bird droppings etc., cut back any overhanging tree branches, check operation and settings of the solar station and associated external controls including any adjustments, test, remove waste and debris (per panel). | IT | 38.47 |
| RE190627 | PV SOLAR INSTALLATION ON ROOF:OVERHAUL 14-18 PANEL<br>PV Solar Installation:Overhaul over over 14 and ne 18 panel (each panel ne 1700x900mm) photovoltaic array installation including cleaning panels on the roof and or installed on "A" frames to remove moss, algae, bird droppings etc., cut back any overhanging tree branches, check operation and settings of the solar station and associated external controls including any adjustments, test, remove waste and debris (per panel). | IT | 39.22 |
| RE190629 | PV SOLAR INSTALLATION IN ROOF:OVERHAUL 3 PANEL<br>PV Solar Installation:Overhaul 3 panels (each panel ne 1700x900mm) photovoltaic array installation including cleaning panels embedded in the roof coverings to remove moss, algae, bird droppings etc., cut back any overhanging tree branches, check operation and settings of the solar station and associated external controls including any adjustments, test, remove waste and debris (per panel). | IT | 40.98 |
| RE190631 | PV SOLAR INSTALLATION IN ROOF:OVERHAUL 8-12 PANEL<br>PV Solar Installation:Overhaul over over 8 and ne 12 panel (each panel ne 1700x900mm) photovoltaic array installation including cleaning panels embedded in the roof coverings to remove moss, algae, bird droppings etc., cut back any overhanging tree branches, check operation and settings of the solar station and associated external controls including any adjustments, test, remove waste and debris (per panel). | IT | 40.64 |
| RE190633 | PV SOLAR INSTALLATION IN ROOF:OVERHAUL 14-18 PANEL<br>PV Solar Installation:Overhaul over over 14 and ne 18 panel (each panel ne 1700x900mm) photovoltaic array installation including cleaning panels embedded in the roof coverings to remove moss, algae, bird droppings etc., cut back any overhanging tree branches, check operation and settings of the solar station and associated external controls including any adjustments, test, | IT | 40.30 |


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| ITEM | | | |
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| | remove waste and debris (per panel). | | |
| RE190635 | PV SOLAR PANEL:PERIODIC CLEANING<br>PV Solar Panel:Undertake periodic cleaning to PV solar panels (panel ne 1700x900mm), wash panels with ionised water to remove bird guano, remove waste and debris (per panel). | IT | 17.43 |
| RE190637 | PV SOLAR INSTALLATION ON ROOF:RENEW PANEL<br>PV Solar Installation:Renew broken or defective (panel ne 1700x900mm) photovoltaic array panel on the roof or installed on "A" frame, disconnect and remove existing panel, fix new panel in accordance with manufacturers technical data sheet and recommendations, connect to installation, check operation and settings of the solar station and associated external controls including any adjustments, test, remove waste and debris (per panel). | NO | 332.06 |
| RE190639 | PV SOLAR INSTALLATION IN ROOF:RENEW PANEL<br>PV Solar Installation:Renew broken or defective (ne 1700x900mm) photovoltaic array panel embedded in roof covering, remove and refix roof covering as necessary for access, disconnect and remove existing panel, fix new panel in accordance with manufacturers technical data sheet and recommendations, connect to installation, check operation and settings of the solar station and associated external controls including any adjustments, test, remove waste and debris (per panel). | NO | 364.68 |
| RE190641 | PV SOLAR PANEL:FIVE-YEAR INSPECTION<br>PV Solar Panel:Undertake five yearly inspection of electrical installation to PV Solar panel installation, inspection, electrical testing, certification and labelling, in accordance with the manufacturers technical data sheet and the Regulations and provide written report to Client Representative. | IT | 97.85 |
| RE190643 | PV SOLAR PANEL:RENEW INVERTER<br>PV Solar Panel:Renew inverter to PV Solar panel installation, disconnect existing, install new inverter [PC Sum for supply and delivery of inverter £800.00 excluding VAT], check operation of installation and meter, test, leave in full working order and remove waste and debris. | NO | 1106.47 |
| RE190645 | PV SOLAR PANEL:RENEW IN LINE KWH METER<br>PV Solar Panel:Renew in line Kwh meter to PV Solar panel installation, disconnect existing, install new meter [PC Sum for supply and delivery of in line kwh meter £300.00 excluding VAT], check operation of installation and inverter, test, leave in full working order and remove waste and debris. | NO | 466.78 |
| | **Ventilation** | | |
| | **Heat Recovery Units - Single Room** | | |
| RE191359 | HEAT RECOVERY UNIT:RENEW WITH SINGLE HTP OR LHTP<br>Heat Recovery Unit:Isolate supply, disconnect, clear away existing fan and renew with Vent Axia or other equal and approved lo-carbon Tempra HTP or LHTP IPX4 single room heat recovery unit with humidistat, timer and pullcord, provide terminal grille if necessary, remake all necessary connections, reconnect electricity supply, undertake electrical tests and make good all finishes and remove waste and debris. | NO | 266.29 |
| RE191361 | HEAT RECOVERY UNIT:INSTALL SINGLE HTP OR LHTP<br>Heat Recovery Unit:Install Vent Axia or other equal and approved lo-carbon Tempra HTP or LHTP IPX4 single room heat recovery unit with humidisat, timer and pullcord, install electrical circuit with fused spur outlet and external shutter, connect, test and adjust settings including cutting out through wall provision of sleeve, making good wall, provide terminal grille if necessary, remake all necessary connections, undertake electrical tests and make good all finishes and remove waste and debris. | NO | 437.75 |


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| | **Heat Recovery Units - Maintenance** | | |
| RE191365 | HEAT RECOVERY UNIT:OVERHAUL<br>Heat Recovery Unit:Overhaul heat recovery and ventilation unit, clean out, renew filters as necessary and remove waste and debris. | IT | 61.66 |
| RE191371 | MVHR:RENEW FAN<br>MVHR:Renew fan to mechanical ventilation heat recovery unit, disconnect, install new fan, reconnect, commission, test operation, make good, remove waste and debris | IT | 151.23 |
| RE191373 | MVHR:RENEW FILTERS<br>MVHR:Renew filters to mechanical ventilation heat recovery unit, disconnect, install new filters, reconnect, commission, test operation, make good, remove waste and debris | IT | 56.93 |
| RE191375 | MVHR:RENEW PCB<br>MVHR:Renew PCB to mechanical ventilation heat recovery unit, disconnect, install new PCB, reconnect, commission, test operation, make good, remove waste and debris | IT | 242.82 |
| RE191377 | MVHR:RENEW REMOTE BOOST CONTROL<br>MVHR:Renew remote boost control to mechanical ventilation heat recovery unit, disconnect, install new control unit, reconnect, commission, test, make good, remove watse and debris | IT | 98.96 |
| | **Testing** | | |
| | **Testing - Occupied Property - Pre Retro-fit** | | |
| RE191601 | TEST:AIR PERMEABILITY PRE RETRO-FIT<br>Test:Carry out air permeability test to occupied property prior to retro-fit, provide report and test certificate to the Client Representative, and remove waste and debris. | IT | 160.29 |
| RE191603 | TEST:THERMAL IMAGING PRE RETRO-FIT<br>Test:Carry out thermal Imaging Heat Loss test to occupied property prior to retro-fit, provide report and test certificate to the Client Representative, and remove waste and debris. | IT | 526.50 |
| | **Testing - Occupied Property - Post Retro-fit** | | |
| RE191605 | TEST:AIR PERMEABILITY POST RETRO-FIT<br>Test:Carry out air permeability test to occupied property after retro-fit works, provide report and test certificate to the Client Representative, and remove waste and debris. | IT | 183.69 |
| RE191607 | TEST:THERMAL IMAGING POST RETRO-FIT<br>Test:Carry out thermal Imaging Heat Loss test to occupied property after retro-fit works, provide report and test certificate to the Client Representative, and remove waste and debris. | IT | 526.50 |
| RE191609 | TEST:BRE ASSESSMENT POST RETRO-FIT<br>Test:Carry out BRE assessment to occupied property after retro-fit works, provide report and test certificate to the Client Representative, and remove waste and debris. | IT | 160.29 |
| RE191611 | TEST:CARBON FOOTPRINT ASSESSMENT POST RETRO-FIT<br>Test:Carry out carbon footprint assessment to occupied property after retro-fit works, provide report and test certificate to the Client Representative, and remove waste and debris. | IT | 160.29 |


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