



M3NHFSCHEDULE

Responsive Maintenance and Void Property Works

Version: 7

Volume 2: Schedule of Rates Medium Descriptions





Published by M3 Housing Ltd, Three Kings, 23 Commonside East, Mitcham, Surrey, CR4 2QA

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www.m3h.co.uk

ISBN: 978-1-908409-00-3 M3NHF Schedule: Responsive Maintenance and Void Property Works

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Version 7 revised and updated in January 2016 by Rand Associates Consultancy Services Ltd. and Anthony Collins Solicitors LLP.

Incorporating the NHF Form of Contract 2011 (Rev 4:2016)
ISBN: 978-1-908409-26-3

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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
CA	Client Representative
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
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

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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 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	41.55
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Items are grouped in the following sections:

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

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 Service 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 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.
"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;
"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 ;
"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;
"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;
"fix", "install" or "lay"	means supply and fix new Materials including all preparatory work;

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- 007 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 Service 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 Service Provider shall carry out such further remedial repairs as are necessary as a recall and at no extra charge to the Client.
- 008 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.
- 009 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.

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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 Service 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 mins, irrespective of whether more or less than 1 (one) whole i.e. 0.50, 1.25 etc., multiplied by the unit schedule rate.

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 scaffolding is designated in ranges of girth and height. The girth shall mean the horizontal length measured along the face of the structure to which access is required. 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 a scaffolding with top working platforms at differing levels the average height shall be used.
- .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 should be reviewed and adapted as necessary by the Client, prior to incorporation into any tender or other Contract documentation, to ensure that they are fully compatible with the maintenance service to be provided and the particular Schedule of Rates with which they are to be used.

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 and landfill and other waste disposal charges including any recycling costs.
 - .3 The removal and disposal of all non licensable or non notifiable (as defined in the Control of Asbestos Regulations 2012) asbestos containing materials such as but not limited to artex, vinyl floor tiling.
 - .4 Working in conjunction with all non licensable or non notifiable (as defined in the Control of Asbestos Regulations 2012) asbestos containing materials such as but not limited to artex, vinyl floor tiling.
 - .5 Scaffolding, staging, towers, hoists, cradles and access ladders etc., as required up to and including second storey eaves level above ground level (including chimneys, gables, dormers and the like to two storey structures and below), including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.
 - .6 Temporary supports, shoring or hoarding to existing structure including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.
 - .7 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.
 - .8 All setting and marking out, including provision and removal of temporary profiles.
 - .9 Taking up any necessary boarding, de-nailing timbers, relaying boarding and punching in nail heads.
 - .10 Taking off and re-fixing gutters, downpipes, TV/radio aerials, satellite dishes, electricity, TV, British Telecom cables and the like to facilitate the renewal or repair of any component.
 - .11 Removing all screws, nails, plugs and the like associated with the removal of any item.
 - .12 Setting aside, storing, cleaning and subsequently re-fixing items described as re-fixed.
 - .13 Setting aside, protecting and reinstating tenants' goods, chattels, fixtures, fittings and other property and clearing roof space where necessary to undertake the works ordered.

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- .14 Fixing to any surface with nails, screws, blocks, glue, bolts etc., as required including drilling, packing and scribing.
- .15 Jointing and or finishing new materials including additional material where required.
- .16 Jointing and or finishing new materials to existing including additional material where required.
- .17 Matching all materials to existing.
- .18 Making good existing structure, finishings etc., as necessary.
- .19 Protecting the whole of the works.
- .20 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.

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

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Scaffolding

Scaffolding Rates Deemed to Include

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

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

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Excavation and Earthwork

Excavaton and Earthwork Rates Deemed to Include

- A. Rates for excavation and earthwork are additionally deemed to include as appropriate for the following:
- .1 Clearing all site vegetation, lifting turf for preservation, storing, maintaining and subsequently preparing ground, relaying and watering and application of weedkiller.
 - .2 Grubbing up vegetation, roots, uncharted drains and services, etc., that may be encountered.
 - .3 Working in or next to existing buildings.
 - .4 Working next to public footpaths, roads and the like.
 - .5 Working next to or around existing services, maintaining and protecting as required.
 - .6 Levelling and compacting formation level, backfilling and compacting selected material and disposal of all surplus excavated material from site.
 - .7 Excavating by hand or mechanical means, no additional cost will be entertained if it is found that the proposed method is impractical.
 - .8 Multiple handling of excavated material.
 - .9 Breaking up any material encountered including concrete, brickwork, stonework or rock.
 - .10 Earthwork support including everything necessary to uphold the sides of the excavations.
 - .11 Allowances for working space as necessary to accommodate formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.
 - .12 Blinding surfaces of hardcore beds and filling to excavations with approved fine material.
 - .13 Disposal of ground and surface water, including by pumping if necessary.
 - .14 Temporary barriers, warning signs and the like, watching and lighting.

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

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Demolition

Demolition Rates Deemed to Include

- A. Rates for demolition are additionally deemed to include as appropriate for the following:
- .1 Adequate strutting, propping and other protection to maintain stability of adjacent structures or parts of structures both during and after completion of demolition works.
 - .2 Removal of all insitu and applied finishings in conjunction with the taking down of all structural and non-structural walls, partitions and the like.
 - .3 Removal of all timbers, fixtures and fittings including stripping out all associated cleats, bearers and fillets and withdrawing all plugs and all subsequent making good to finishes disturbed.
 - .4 Watering to prevent nuisance by dust.
 - .5 Cutting out, cutting back and plugging off as appropriate any redundant piping, tubing, conduit, wires, bars etc., encountered during any demolition works.
 - .6 Extending finishings, decorations, skirtings, picture rails, cornices and the like into or over newly formed or infilled openings.
 - .7 Draining down and subsequent refilling of any heating or water services necessary in conjunction with demolition works being undertaken.
 - .8 Disconnecting all mechanical and electrical services and temporary diverting and reconnecting of same or capping off at a suitable location to leave the existing installations in a safe working order.
 - .9 Giving the required notices to Local Authorities, gas water or electricity companies and complying with any specific instruction from them.

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

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Fencing and Gates

Fencing and Gates Rates Deemed to Include

- A. Rates for fencing and gates are additionally deemed to include as appropriate for the following:
- .1 Clearing all site vegetation, lifting turf for preservation, storing, maintaining and subsequently preparing ground, relaying and watering and application of weedkiller.
 - .2 Grubbing up vegetation, roots, uncharted drains and services, etc., that may be encountered.
 - .3 Working next to existing buildings.
 - .4 Working next to public footpaths, roads and the like.
 - .5 Working next to or around existing services, maintaining and protecting as required.
 - .6 Levelling, compacting, grading and shaping formation level, backfilling and compacting selected material and disposal of all surplus excavated material from site.
 - .7 Excavating by hand or mechanical means, no additional cost will be entertained if it is found that the proposed method is impractical.
 - .8 Multiple handling of excavated material.
 - .9 Breaking up any material encountered including concrete, brickwork, stonework, rock or similar like hard material.
 - .10 Earthwork support including everything necessary to uphold the sides of the excavations.
 - .11 Allowances for working space as necessary to accommodate formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.
 - .12 Disposal of ground and surface water, including by pumping if necessary.
 - .13 Excavation, concrete, backfilling etc. of all post holes in any materials.
 - .14 Setting out and alignment of all fencing.
 - .15 Joining/jointing new sections of fencing to existing and abutments with structure.
 - .16 Using pressure impregnated timber.
 - .17 Applied preservative treatment coatings as finishing.
 - .18 Framing together timber gates with mortice and tenon joints.
 - .19 All labour, materials, fixing or hanging, glue, nails, screws, plugs, and everything necessary for the proper completion of the works.
 - .20 Fixing with nails unless otherwise instructed.
 - .21 Framing up, welding, drilling, bolts, nuts and fabrication and fixing of metal gates.
 - .22 All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally.

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

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Drainage

Drainage Rates Deemed to Include

- A. Rates for drainage are additionally deemed to include as appropriate for the following:
- .1 Clearing all site vegetation, lifting turf for preservation, storing, maintaining and subsequently preparing ground, relating and watering and application of weedkiller.
 - .2 Excavation by hand or machine as necessary and appropriate for the location of the work.
 - .3 Working in or next to existing buildings.
 - .4 Working next to public footpaths, roads and the like.
 - .5 Working next to or around existing services, maintaining and protecting as required.
 - .6 Levelling and compacting formation level, backfilling and compacting selected material and disposal of all surplus excavated material from site.
 - .7 Earthwork support including everything necessary to uphold the sides of the excavations.
 - .8 Allowances for working space as necessary for formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.
 - .9 Blinding surfaces of hardcore beds and filling to excavations with approved fine material.
 - .10 Disposal of ground and surface water.
 - .11 Breaking up and removing concrete, brickwork, blockwork, rock and other obstructions.
 - .12 Sulphate resisting cement where required.
 - .13 Formwork and temporary support to concrete where required.
 - .14 Temporary diversion of existing drains, maintaining flow and subsequently reinstating on completion of the works.
 - .15 Stopping off ends of redundant drains.
 - .16 Jointing new drains to existing.
 - .17 Vertical expansion boards to concrete surrounds at pipe joints.
 - .18 Coring, cleaning and flushing all drains, gullies and manholes etc., on completion.
 - .19 Testing all drainage, commissioning and providing all certificates required by the relevant authorities, bodies or the Client.

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

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Concrete Work

Concrete Work Rates Deemed to Include

- A. Rates for concrete work are additionally deemed to include as appropriate for the following:
- .1 Sulphate resisting cement where required.
 - .2 Ordinary and fair face formwork and temporary supports to all concrete where required.
 - .3 Filling into or on to formwork and well tamping around reinforcement.
 - .4 Tamped, trowelled or any other surface finish to concrete beds etc.
 - .5 Forming all holes, mortices, chases and the like.
 - .6 Rolling margins on all reinforcing bar.
 - .7 Cutting, bending or forming reinforcement to required shape and for all hooks, tying wire, spacers, chairs and the like.
 - .8 Reinforcement to cast insitu concrete (where required) and all precast concrete.
 - .9 Laps, tying wire and temporary supports to fabric reinforcement.
 - .10 Provision of a polythene DPC laid on sand blinding for all internal solid floor constructions or repairs, whether specifically stated or not.
 - .11 Weltd and sealed laps and turn ups/downturns to damp-proof membranes.
 - .12 Lintels, cills and the like including the provision of all cast-in fixing blocks, slips or strips as required.
 - .13 Bedding precast concrete lintels, padstones etc., in cement or cement lime mortar and pointing as required.
 - .14 Provision of all cast-in fixing blocks, slips or strips required by other trades into cast insitu and precast components.
 - .15 Provision of hand or machine mixed concrete as appropriate to the nature and circumstances of work being undertaken.

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

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Brickwork and Blockwork

Brickwork and Blockwork Rates Deemed to Include

- A. Rates for brickwork and blockwork are additionally deemed to include as appropriate for the following:
- .1 All rough and fair cutting.
 - .2 Forming rough and fair grooves, throats, mortices, chases, rebates and holes, stops and mitres and all like labours.
 - .3 Raking out joints and hacking faces to form key for finishings.
 - .4 Labour in eaves filling.
 - .5 Centering to new and rebuilt flat or cambered arches.
 - .6 Building against other surfaces/finishes where required.
 - .7 Building overhand where required.
 - .8 Bonding to any other work including additional materials.
 - .9 Constructing work in any bond.
 - .10 Additional fixing profiles, cramps, ties etc., as required.
 - .11 Finishing fair face and pointing with any type of joint as required.
 - .12 Labour and facing to returns, ends and angles to copings, cills and the like.
 - .13 Forming cavities between skins of hollow walls including stainless steel ties and insulation as required.
 - .14 Cutting, pinning and wedging load bearing work to soffits of existing work.
 - .15 Extending plaster, decorations, skirtings etc., where any openings filled in or cut through existing walls.
 - .16 Laps to damp-proof courses and membranes and bedding in cement mortar.

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

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Roofing

Roofing Rates Deemed to Include

- A. Rates for Slate and Tile roofing are additionally deemed to include as appropriate for the following:
- .1 Measured nett area, all voids within the roof area and at boundaries shall be deducted regardless of size.
 - .2 All cutting of underlay, and trimming of battens around openings, at hips and valleys.
 - .3 Provision of additional battens around openings.
 - .4 Additional labour and work in forming voids and openings.
 - .5 All setting out to achieve gauge and laps.
 - .6 Work to any pitch, gauge and lap.
 - .7 Extra material in laps.
 - .8 All patent fixing clips, nails and fixings.
 - .9 Extra material bonding new roof tile and slates to existing.
 - .10 Provision of one and a half or double courses of roof tiles and slates at eaves.
 - .11 Form all verges eaves, abutments, undercloaks, and pointing ends, angles and intersections.
 - .12 All cutting of roof tiles and slates as required.
 - .13 Form all holes required for vent pipes, roof vent tiles etc.
 - .14 Provision of all soakers, saddles, finials etc.
 - .15 All cement mortar pointing and flaunching to chimneys, parapet walls, abutments etc.
 - .16 Undertaking the work in patches and small isolated areas.
- B. Rates for Felt roofing are additionally deemed to include as appropriate for the following:
- .1 Measured nett area, all voids within the roof area and at boundaries shall be deducted regardless of size.
 - .2 Upstands, skirting s etc. are deemed to be included in nett area of felt roofing.
 - .3 All laps, drips, welts, beads, fillets, rolls, joints, upstands and skirtings, and downturns.
 - .4 Application of a well brushed priming coat to all screed and concrete base surfaces.
 - .5 Undertaking the work in patches and small isolated areas.
 - .6 All additional labour and material in laying felt roofing to falls and crossfalls.
 - .7 All additional labour, cutting and material in forming joint to existing felt roofing.
 - .8 All cutting.

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Roofing Rates Deemed to Include

- B. Rates for Felt roofing are additionally deemed to include as appropriate for the following: (cont'd)
- .9 All dressing and bossing, and wedging into grooves, etc. and pointing in silicone/mastic.
 - .10 All additional bonding between layers.
 - .11 All additional labour and material dressing to roof outlets, and around pipes, standards and the like.
- C. Rates for Asphalt roofing are additionally deemed to include as appropriate for the following:
- .1 Measured nett area, all voids within the roof area and at boundaries shall be deducted regardless of size.
 - .2 Upstands, skirting s etc. are deemed to be included in nett area of asphalt roofing.
 - .3 All laps, drips, welts, beads, fillets, rolls, joints, upstands and skirtings, and downturns.
 - .4 Undertaking the work in patches and small isolated areas.
 - .5 All additional labour and material in laying asphalt roofing to falls and crossfalls.
 - .6 All additional labour, dressing and material in forming collars and pipe sleeves.
 - .7 All dressing and bossing, and wedging into grooves, etc. and pointing in silicone/mastic.
 - .8 All additional labour, and material in forming joint to existing asphalt roofing.
 - .9 All additional labour and material dressing to roof outlets, and around pipes, standards and the like.
 - .10 Provision of glass fibre isolating membranes and vapour barriers.
 - .11 Provision of expanded steel metal lathing as required.
 - .12 Provision of high bond primer and oxidised bitumen based bonding compounds.
- D. Rates for Leadwork in roofing are additionally deemed to include as appropriate for the following:
- .1 Lead flat roofing is Measured nett area, all voids within the roof area and at boundaries shall be deducted regardless of size.
 - .2 All laps, drips, welts, beads, fillets, rolls, joints, upstands and skirtings, and downturns.
 - .3 Undertaking the work in patches and small isolated areas.
 - .4 All additional labour and material in laying lead roofing to falls and crossfalls.
 - .5 All additional labour, dressing and material in forming collars and pipe sleeves.
 - .6 All dressing and bossing, and wedging into grooves, etc. and pointing in silicone/mastic
 - .7 All additional labour, and material in forming joint to existing lead roofing, flashings, gutters etc.
 - .8 All additional labour and material dressing to roof outlets, and around pipes, standards and the like.

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Roofing Rates Deemed to Include

E. Rates for roofing are additionally deemed to include as appropriate the following:

- .1 Disposal of all old and redundant roofing material including waste generated in undertaking the works.
- .2 All making good.

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

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Woodwork

Woodwork Rates Deemed to Include

- A. Rates for woodwork are additionally deemed to include as appropriate for the following:
- .1 Levelling, packing and adjusting to present a perfectly level, even and true frame or backing.
 - .2 All labours, grounds, battens, packings, noggins, cleats, holes, bolts, etc., and treating cut ends with brush applied preservative to structural timbers.
 - .3 All grounds, battens, noggins and the like and for all necessary packing and adjustment to present a perfectly level, even and true frame or backing.
 - .4 Taking off and renewing defective battens, bituminous felt underlays and vapour barriers where replacing roof or weatherboarding.
 - .5 Ends, angles, mitres, scribing and other labours for all items of woodwork.
 - .6 All necessary, cover strips.
 - .7 Taking down and refixing as required bath panels, duct casings, support framework to bath panels and duct casings etc.
 - .8 All bearers and fixings to any surface.
 - .9 Splicings, piecing in and all making good in repairing and overhauling or replacing doors, windows, frames, ironmongery and the like.
 - .10 Mastix pointing to external door or window frames.
 - .11 Dovetail and scarfed joints, notchings and fitting ends of timbers to metal sections, shoes and heads, trimming floor joists, ceiling joists and rafters to openings for hearths, chimneys, trap doors and the like.
 - .12 Blocking, dowelling, pelleting and gluing and any additional labours required in relation to staircase or similar item repairs.
 - .13 Sheet backing to kitchen units.
 - .14 Notching, cutting holes, scribing etc., to ducts, kitchen worktops, fittings and the like.
 - .15 Sealant at junction of worktops, vanity unit tops and adjacent wall finishes.
 - .16 Fitting new ironmongery to all new external doors or refitting existing as specified, including all necessary parts and fixings so as to be fully operational.
 - .17 Pre-priming or factory priming all finished timber and joinery (irrespective of whether standard or purpose made) and painting two undercoats and one gloss oil colour finishing coats following installation of the work whether described in the Schedule of Rates descriptions or not.
 - .18 Unless specified otherwise, sourcing all new ironmongery to match existing removed so far as is practicable.
 - .19 Overhauling ironmongery is to include for taking off, dismantling, renewing any defecting parts, oiling as required, assembling and refixing with new screws or fixings to leave in perfect working order.

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Woodwork Rates Deemed to Include

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

- .20 Overhauling, easing and adjusting doors, windows etc., is to include for all repairs required to the complete door or window and their associated frames, linings, architraves, stops etc., and not just one repair. The work includes for taking off all ironmongery, carrying out all repairs to the item, easing and adjusting the door or window to fit its frame or lining, fully repairing or if specified renewing all ironmongery, including oiling to leave the whole item to be repaired in full and good working order.
- .21 Rates for ironmongery generally include for fitting and fixing, including cutting, sinking, boring, morticing etc., lubricating and adjusting all locks, catches, etc., splicing in where necessary and all making good as required.
- .22 The rates for all new doors includes for either supplying the doors to the exact size or cutting down a larger door to suit the existing frame or lining size, including the provision and adaptation of door blanks where necessary. No extra payment will be made due to difficulties in accurately fitting any door to existing linings.
- .23 Rates for all doors and windows shall include for framing, studding, packing, sticking, screwing, cramping, welding, glazing and all materials not specifically mentioned, but required to make and fix the whole to work perfect.
- .24 Provision of kitchen units as pre-assembled or in flat pack form. Assembly on site in the case of all flat pack units.
- .25 Provision of kitchen units, unless expressly stated to the contrary as complete components inclusive of all doors, shelves, drawers, blank/finishing panels, drawer runners, shelf supports, hinges, handles and all other ironmongery and the like.
- .26 Joining and or mitreing worktops as necessary.

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

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Metalwork

Metalwork Rates Deemed to Include

- A. Rates for metalwork are additionally deemed to include as appropriate for the following:
- .1 Welding, riveting, drilling and tapping etc., including provision of fixing components such as rivets, bolts, rag bolts, rawl bolts, screws and the like, together with all nuts, washers etc., as required.
 - .2 Sealant pointing around screens, fixtures and other situations wherever appropriate.
 - .3 Priming and painting two undercoats and one gloss finishing coat of oil colour on all new metalwork to match existing decorations.
 - .4 Overhauling, easing and adjusting doors, etc., is to include for all repairs required to the complete door and its associated frame and not just one repair. The work includes for taking off all ironmongery, carrying out all repairs to the item, easing and adjusting to fit its frame or lining, fully repairing or if specified renewing all ironmongery including oiling to leave the whole item to be repaired in full and working order.
 - .5 Rates for grab bars, grab rails, shower curtains, shower head riser rails and all like accessories are deemed to include for provision of all necessary brackets, flanges, pattresses and similar items where specifically stated or not in Schedule of Rates descriptions.
 - .6 Standards, posts and or supports for balustrading.

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

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Finishings

Finishings Rates Deemed to Include

- A. Rates for finishings are additionally deemed to include as appropriate for the following:
- .1 Work to flat, sloping, curved or vertical surfaces.
 - .2 Hacking existing surfaces to provide a key for new work.
 - .3 Applying finishes to any background surface.
 - .4 Preparing backgrounds to receive any finish, such as dry brushing off to remove all loose particles, dust and efflorescence, washing off any grease and mould oil, hacking, raking out joints in brick and blockwork, wetting and rewetting surfaces, application of all priming solutions/coats, all to ensure that an adequate bond between the background and adhesive, plaster or any other finish is obtained.
 - .5 Making good of all damaged sub-floors and other surfaces in preparation to receive any applied finishes, including application of proprietary self levelling latex cement compound where necessary.
 - .6 All dubbing out to walls or ceilings as required to provide the correct levels and to maintain planes with existing surrounding plasterwork, making fair joints between new plasterwork and existing surrounding plasterwork.
 - .7 Fair joints to existing finishes.
 - .8 Working or cutting and fitting any finishings around all pipes, electrical fittings, appliances, into rebates in frames, around openings, protections, and all like components, fittings, obstructions or voids, including any additional making good necessary.
 - .9 De-nailing existing timbers and providing all necessary battens or noggins to support edges and joints of plasterboard.
 - .10 Cement and sand backing, adhesive, special tiles, narrow widths, jointing and grouting to any tiling work.
 - .11 Latex screed to new and repaired floor finishes to obtain correct levels.
 - .12 All work in narrow widths, patches and the like irrespective of the size or girth.
 - .13 Provision of all necessary expanded metal lathing backing, stop/angle beads and the like.
 - .14 Cutting of metric floor, wall or ceiling tiles where required to replace imperial sized equivalents or vice versa
 - .15 Priming, pre-caulking, scrimming, caulking and all other preparatory treatment relevant to surfaces to receive decorative finishes.
 - .16 Cove formers, covings, cappings and the like.
 - .17 Hot welding of joints and or seams.
 - .18 Provision of all sealants to maintain integrity of tile and sheet floor coverings at all abutments, upstands, skirtings, joints with other coverings, around openings, penetrations, pipes, drains, wastes and all other like situations.

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Finishings Rates Deemed to Include

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

- .19 Protection of all furniture and fittings, the provision of dust deets and the removal of items such as curtains etc., prior to commencing the works, together with the rehangng or reinstatement of the same.

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

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Painting and Decorating

Painting and Decorating Rates Deemed to Include

- A. Rates for painting and decorating are additionally deemed to include as appropriate for the following:
- .1 Preparation of surfaces and the requisite type and number of paint coatings to be in accordance with the manufacturer's recommendations and/or these preambles, which ever constitutes the highest performance specification.
 - .2 Work on any surface or surface finish whatsoever encountered.
 - .3 Cutting in around glazing and other finishes.
 - .4 Work in multicolours and cutting to line.
 - .5 Work in staircase areas, plant rooms etc.
 - .6 Work on all opening edges of windows, doors etc.
 - .7 Taking off and refixing ironmongery on completion.
 - .8 Matt or vinyl silk finish emulsion paint as directed.
 - .9 Eggshell or gloss oil colour paint as directed.
 - .10 Priming coat to all new metalwork.
 - .11 Work includes all narrow widths and patches irrespective of the girth or size.
 - .12 All rubbing down and preparation of wall surfaces and for sizing walls prior to hanging wall or lining paper.
 - .13 Hanging of wall or lining paper strictly in accordance with the manufacturer's technical data sheets.
 - .14 Protection of all furniture and fittings, the provision of dust sheets and the removal of items such as curtains etc., prior to commencing the works, together with the rehangng or reinstatement of the same.

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

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Cleaning and Clearance

Cleaning and Clearance Rates Deemed to Include

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

Internal Clearance of Void Dwellings

- .1 Removal and disposal of all previous tenants contents, furniture, non-installed domestic electrical appliances, carpets, laminate flooring, other floor coverings, curtains, and the like not required to be retained by Client for use of the next tenant.
- .2 Co-ordinate with Client's gas servicing contractor to cap off gas supply, test for leaks and disconnect any previous tenant installed gas appliances, fires etc.
- .3 Removal and disposal of all previous tenant installed non-approved fixtures and fittings, installed gas and electrical appliances, shower units, electrical light fittings, power and spur points, associated wiring, and supply/waste pipework etc. and the like not required to be retained by Client for use of the next tenant.
- .4 Clear all cupboards of any material, goods, rubbish etc. left by previous tenant, collect all loose material, mail, rubbish etc. from all rooms and dispose of, including checking for and clearing away all anti-social, medical, human or animal debris including provision of sharps boxes.
- .5 All making good arising from the removal of previous tenant installed fixtures and fittings, including remove all fixings, screws, nails, plugs etc., fill all holes and make good plasterwork.
- .6 Initial wash and scrub and clean all surfaces of dwelling, floors, walls, ceilings, woodwork, all cupboards, kitchen units, sanitary fittings, shower trays, shower units, boiler casings radiators, pipework etc. in preparation for the undertaking of any Works instructed to the void dwelling, including cleaning smoke and nicotine stained walls and ceilings, de-scale stained sanitary fittings, degreasing walls, and kitchen units.
- .7 Dry dwelling with de-humidifier if necessary
- .8 Additional cost of disposal of environmental domestic waste arising from the removal of previous tenants contents and non approved fixtures and fittings from void dwellings will be at the rates in the Schedule of Rates.
- .9 Disposal to an approved recycling centre, waste transfer station or landfill site of previous tenants contents, non -approved fixtures and fittings etc. not requiring the provision of a mini-skip or equivalent (e.g. pick up with cage, hippo bags etc) of 3.5 cubic metre capacity (equivalent to 30-40 rubbish bags or the volume of several domestic appliances).
- .10 Additional disposal requiring the provision of a mini-skip or equivalent (e.g. pick up with cage, hippo bags etc) of 3.5 cubic metre capacity (equivalent to 30-40 rubbish bags or the volume of several domestic appliances) will be reimbursed at the rates for a mini skip or equivalent s in the Schedule of Rates.
- .11 Additional disposal requiring the provision of a skip or equivalent (e.g. pick up with cage, hippo bags etc) of up to 11 cubic metre capacity (equivalent to 130-140 rubbish bags or large bulky items of furniture etc) will be reimbursed at the rates for a skip or equivalent in the Schedule of Rates.

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Cleaning and Clearance Rates Deemed to Include

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

External Clearance of Void Dwellings

- .1 Removal and disposal of all previous tenants contents, furniture, domestic appliances, carpets, laminate flooring, other floor coverings, curtains, scrap metal, timber, broken glass, garden debris, fly tipped material, building debris and the like not dumped within the boundaries of the void dwelling.
- .2 Removal and disposal of all previous tenant installed non-approved fixtures and fittings, lean-to's, fencing, gates, sheds, garden furniture including external electrical light fittings, associated wiring, and the like not required to be retained by Client for use of the next tenant.
- .3 Check for and clearing away all anti-social, medical, human or animal debris including provision of sharps boxes.
- .4 Jet wash all paved areas.
- .5 Additional cost of disposal of environmental domestic waste arising from the removal of previous tenants contents and non approved fixtures and fittings from void dwellings will be at the rates in the Schedule of Rates.
- .6 Disposal to an approved recycling centre, waste transfer station or landfill site of dumped previous tenants contents, garden debris, garden clearance, non -approved fixtures and fittings etc. not requiring the provision of a mini-skip or equivalent (e.g. pick up with cage, hippo bags etc) of 3.5 cubic metre capacity (equivalent to 30-40 rubbish bags or the volume of several domestic appliances).
- .7 Additional disposal requiring the provision of a mini-skip or equivalent (e.g. pick up with cage, hippo bags etc) of 3.5 cubic metre capacity (equivalent to 30-40 rubbish bags or the volume of several domestic appliances) will be reimbursed at the rates for a mini skip or equivalent in the Schedule of Rates.
- .8 Additional disposal requiring the provision of a skip or equivalent (e.g. pick up with cage, hippo bags etc) of up to 11 cubic metre capacity (equivalent to 130-140 rubbish bags or large bulky items of furniture etc) will be reimbursed at the rates for a skip or equivalent in the Schedule of Rates.

External Communal Clearance

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

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Cleaning and Clearance Rates Deemed to Include

- A. Rates for Cleaning and Clearance rates are additionally deemed to include as appropriate for the following: (cont'd)
- .4 Additional disposal requiring the provision of a mini-skip or equivalent (e.g. pick up with cage, hippo bags etc) of 3.5 cubic metre capacity (equivalent to 30-40 rubbish bags or the volume of several domestic appliances) will be reimbursed at the rates for a mini skip or equivalent in the Schedule of Rates.
 - .5 Additional disposal requiring the provision of a skip or equivalent (e.g. pick up with cage, hippo bags etc) of up to 11 cubic metre capacity (equivalent to 130-140 rubbish bags or large bulky items of furniture etc) will be reimbursed at the rates for a skip or equivalent in the Schedule of Rates.

Cleaning to Lettable Standard

- .1 In addition to the builder's clean required by the Preliminaries and deemed to be included in all rates in the Schedule of Rates, the Schedule of Rates item for cleaning a void dwelling to lettable standard is deemed to include:
 - Clean, wash down and scrub to all floors, window boards, skirting's etc.,
 - Vacuum all floor coverings
 - Clean all kitchen units and worktops
 - Clean all sanitary fittings
 - Clean any other landlord's fittings eg shower units, shower screens, boiler casings etc
 - Clean all windows internally
 - Disinfect toilets
 - Spray air freshener

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Glazing

Glazing Rates Deemed to Include

- A. Rates for glazing are additionally deemed to include as appropriate for the following:
- .1 Any size pane.
 - .2 Irregular size or shape of panes including all cutting where necessary.
 - .3 Replacement of all breakages of new or existing glass including whilst cutting out for or fitting window moulded extractor/ventilation fans and the like fittings.
 - .4 Taking off and refixing or renewing wood or metal beads.
 - .5 Taking off and rebedding or renewing washleather strips, rubber seals and the like.
 - .6 Sealing or priming all rebates and backs of beads prior to inserting/fixing glazing.
 - .6 Glazing compound, gaskets, sprigs, clips or other fixing materials.
 - .7 Obscured glass is to be Artic or similar to match existing.
 - .8 Patterned glass is to match existing.
 - .9 Aligning patterned or wired glass and matching all materials to existing.
 - .10 All work to be undertaken in accordance with the current Building Regulations Approved Document L as appropriate by FENSA registered operatives.

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

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Plumbing and Heating

Plumbing and Heating Rates Deemed to Include

- A. Rates for plumbing and heating are additionally deemed to include as appropriate for the following:
- .1 Stripping out redundant or defective pipework, fittings and the like not specifically referred to in the priced Schedule of Rates descriptions.
 - .2 Cutting or forming holes, mortices, chases and the like in the existing structure and making good all work disturbed.
 - .3 Renewing, installing or repairing any valves, taps, cocks, fittings, sanitaryware and the like shall include for shutting any external or internal valves to isolate the relevant circuit or sub-circuit and draining any residual water from the circuit or sub-circuit pipework.
 - .4 Draining down any or part of any water services installations and subsequently refilling, venting adjusting and setting temperature and controls.
 - .5 Removing and subsequently replacing or renewing insulation, access panels, floor boarding, shelving and the like in order to gain access to the work.
 - .6 Extending, altering and adapting existing pipework to suit any new work including all directional changes, providing any additional pipework, fittings or other materials required.
 - .7 All fittings, angles, ends, stop ends, swannecks, outlets, brackets, clips, spacers, etc., all joints and connections including adaptors, joints to existing and to drains.
 - .8 Knotting, priming, stopping, filling and painting two undercoats and one gloss finishing coat of oil colour on all new woodwork replaced in connection with this section to match existing decoration.
 - .9 Priming and painting two undercoats and one gloss finishing coat of oil colour on all new exposed pipework or radiators to match existing decorations.
 - .10 Labelling pipe runs, valves, stopcocks and other similar fittings.
 - .11 Items of sanitaryware include for all accessories such as overflow, waste, chains, plugs etc., sealing joints between fitting and adjacent surfaces with a neat bead of anti-mould jointing silicone, and leaving the fitting in pristine condition and full working order.
 - .12 Cleaning of all sanitaryware and other fittings, upon completion to remove all marks and leave in a pristine condition.
 - .13 Removal of all swarf and foreign matter from storage tanks, cisterns, cylinders and the like on completion, thoroughly flushing throughout to clean and resetting any valves, ballvalves and the like to ensure correct water level.
 - .14 Installing, repairing or renewing cisterns, tanks and cylinders and the like include where appropriate for the transfer of any functional electric immersion heater from the existing to new component.
 - .15 Rates for grab bars, grab rails, shower curtains, shower head riser rails and all like accessories are deemed to include for provision of all necessary brackets, flanges, pattresses and similar items where specifically stated or not in Schedule of Rates descriptions.

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Plumbing and Heating Rates Deemed to Include

A. Rates for plumbing and heating are additionally deemed to include as appropriate for the following (Cont'd)

- .16 Overhauling any item is to include for **removing**, dismantling **and** replacing any work or defective part, greasing or oiling where appropriate, reassembling to leave in perfect working order and refixing.
- .17 Earthing and bonding all plumbing and associated metalwork in conjunction with Schedule items whether specifically stated or not in Schedule of Rates descriptions.
- .18 Testing all services, fittings, appliances, etc., commissioning and providing all certificates required by the relevant gas, oil, water or electrical authorities, bodies or the Client.

The Service 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 Stripping out redundant or defective cables, conduits, fittings and the like, not specifically referred to in the priced Schedule of Rates descriptions.
 - .2 Stripping out, builder's work and the like associated with complete with re-wiring of existing properties.
 - .3 Where necessary, the removal and reinstating of electrical voltage supply by appropriate supply/service provider to facilitate the progression of works. Service Provider to arrange attendance and pay all charges incurred in connection with supply/service provider's work.
 - .4 Draining down, refilling, venting, adjusting and setting controls in connection with repairs or replacement of cylinder heater elements and the like.
 - .5 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.
 - .6 Cutting or forming holes, mortices, chases and the like in the existing structure and making good all work disturbed.
 - .7 Adjusting and setting controls.
 - .8 Removing and subsequently replacing or renewing insulation, access panels, floor boarding, shelving and the like in order to gain access to the works.
 - .9 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 shall be deemed to be included in rates for wiring.
 - .10 Altering and adapting existing installation to suit any new work including providing any additional cables, fittings or other materials required.
 - .11 Preparing new or existing fittings and supplying and connecting all cables, screws, clips and accessories.
 - .12 Providing and fixing blank plates as necessary to fuse boards and outlets.
 - .13 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 (rcds) and the like.
 - .14 Providing and fixing new backboxes, pattresses, earth fly leads and other items normally associated with any fitting being renewed.
 - .15 Reusing existing conduit, trunking etc., where possible.
 - .16 Supply and fixing new cable, conduit and trunking where not possible to use existing cable, conduit and trunking is to include dressing, bends, angles, conduit boxes, outlets and all other accessories and fixings.

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Electrical Installation Rates Deemed to Include

- A. Rates for electrical work are additionally deemed to include as appropriate for the following: (cont'd)
- .17 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.
 - .18 Priming and painting two coats oil colour on new exposed conduit to match existing.
 - .19 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.
 - .20 Inspection and testing of all services, fittings, appliances etc., when completed to ensure satisfactory functional operation and safety, including temporary supply, commissioning and providing all certificates (including test results) required by the relevant electrical authorities, bodies or the Client.

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

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
FOUNDATIONS				
Floor - Concrete Internal Renewal				
015003	R	FLOOR:RENEW INTERNAL CONCRETE INSULATION Floor:Break up existing floor complete, excavate lay ne 175mm hardcore, sand blinding, 1200 dpm, 50mm Jablite, 150mm concrete, ne 65mm screed, remove refix skirtings, make good.	SM	200.40
Floor - Concrete Internal New				
015007	R	FLOOR:NEW INTERNAL CONCRETE WITH INSULATION Floor:Excavate as necessary, lay ne 175mm hardcore, sand blinding, lay 1200 dpm 50mm Jablite 150mm concrete, mesh, ne 65mm screed trowelled smooth, remove refix skirtings, make good.	SM	183.38
Foundations in Trenches				
049001	R	FOUNDATIONS:EXCAVATE CONCRETE BRICKWORK TRENCH Foundations:Excavate trench 600mm wide ne 1m deep lay concrete to depth ne 775mm, build cavity wall in engineering bricks and facings, including dpc, build in ties, fill cavity of wall, all labours.	LM	356.09
049003	R	FOUNDATIONS:EXCAVATE CONCRETE TRENCH Foundations:Excavate trench 500mm wide and ne 500mm deep, planking and strutting, return, fill in and ram, remove waste and debris, level and ram, lay concrete (1:3:6) in trench to depth ne 250mm.	LM	75.65
Excavation				
049101	R	EXCAVATE:PIT NE 1.00M Excavate:Excavate in any soil for pit ne 1.00m deep, earthwork support and dispose of spoil to temporary spoil heap.	CM	102.64
049103	R	EXCAVATE:PIT NE 2.00M Excavate:Excavate in any soil for pit over 1.00m and ne 2.00m deep, earthwork support and dispose of spoil to temporary spoil heap.	CM	137.68
049105	R	EXCAVATE:TRENCH NE 1.00M Excavate:Excavate in any soil for trench ne 600mm wide and ne 1.00m deep, earthwork support and dispose of spoil to temporary spoil heap.	CM	150.20
049107	R	EXCAVATE:TRENCH NE 2.00M Excavate:Excavate in any soil for trench ne 600mm wide and over 1.00m and ne 2.00m deep, earthwork support and dispose of spoil to temporary spoil heap.	CM	217.79
Hardcore Filling				
049201	R	HARDCORE:FILLING Hardcore:Imported filling to beds, pits, trenches etc., laid and compacted in maximum 300mm layers.	CM	107.91
049203	R	MOT TYPE 1:FILLING MOT Type 1: Filling to beds, pits, trenches etc., laid and compacted in maximum 150mm layers.	CM	150.86
049205	R	SAND:BLINDING Sand:Blind surface of hardcore filling with 50mm building sand blinding, laid and compacted.	SM	9.55

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Concrete (1:3:6)				
049301	R	CONCRETE:SUPPLY AND PLACE IN TRENCH Concrete:Supply and place concrete (1:3:6) in foundation 600mm wide and ne 300mm deep as directed including tamped finish, formwork as necessary.	LM	35.23
049303	R	CONCRETE:SUPPLY AND PLACE IN BEDS Concrete:Supply and place concrete (1:2:4) in beds, bases, plinths ne 300mm deep as directed including tamped finish, formwork as necessary.	CM	197.91
049305	R	CONCRETE:SUPPLY AND PLACE IN MASS FOUNDATION Concrete:Supply and place concrete (1:2:4) in beds, bases, plinths over 300mm deep as directed including tamped finish, formwork as necessary.	CM	190.40
049307	R	CONCRETE:SUPPLY AND PLACE IN CAVITY Concrete:Supply and place concrete (1:2:4) in cavity fill 50mm wide to cavity of brick wall, formwork as necessary.	SM	13.40
Foundation Sundries				
049401	R	MEMBRANE:LAY POLYTHENE Membrane:Lay 250mm polythene damp proof membrane sheeting, 100mm weltd laps.	SM	5.62
049403	R	REINFORCEMENT:LAY A393 MESH Reinforcement:Supply and lay A393 mesh reinforcement in beds, 200mm side and end laps including tying wire, all cutting and bending, spacers and chairs.	SM	19.28
049405	R	REINFORCEMENT:LAY MESH Reinforcement:Lay chicken wire mesh reinforcement in beds, 200mm side and end laps including tying wire, all cutting and bending, spacers and chairs.	SM	9.44
049407	R	DUCT:FORM IN SURFACE OF CONCRETE BED Duct:Form service duct ne 300mm wide and ne 75mm deep in surface of concrete bed including all formwork as necessary.	LM	24.07

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
GROUNDWORKS				
Kerbs, Channels and Edgings				
Kerbs - Precast Concrete				
001101	R	KERB:LAY NEW 127X254MM PCC KERB Kerb:Excavate, remove spoil, later backfill level, compact bottoms, supply and lay 127x254mm pcc kerb, straight or curved, including concrete bed and haunch, pointing, formwork make good.	LM	45.45
001103	R	KERB:RENEW 127X254MM PCC KERB Kerb:Renew pcc kerb, straight or curved, take up existing including haunching, remove spoil, clean bed, supply and lay new 127x254mm pcc kerb haunch pointing, formwork and make good to finishes.	LM	32.84
001105	R	KERB:REBED ANY TYPE OF PCC KERB Kerb:Rebed 127x254mm pcc kerb, straight or curved take up existing kerb and haunch, clean up bed, rebed and haunch existing kerb to both sides, pointing, formwork and make good to finishes.	LM	25.96
Channels - Precast Concrete				
001301	R	CHANNEL:RENEW NE 250X125MM Channel:Renew PCC channel, take up existing complete, clean up existing bed, supply, lay new up to 250x125mm channel and haunch both sides, pointing, formwork, make good, and remove waste and debris.	LM	35.57
001303	R	CHANNEL:REBED NE 250X125MM Channel:Rebed pcc channel, take up channel and haunching, clean up existing bed, clean, relay up to 250x125mm pcc channel, haunch both sides, pointing, formwork, make good, remove waste and debris.	LM	26.81
Edgings - Precast Concrete				
001501	R	EDGING:LAY 50X152MM PCC EDGING Edging:Excavate, remove spoil, backfill, level, compact excavations lay concrete bed 200x100mm, lay 50x152mm pcc edging, straight or curved, haunch to both sides, point, formwork, make good.	LM	36.48
001503	R	EDGING:RENEW 50X152MM PCC EDGING Edging:Renew pcc edging, straight or curved, take up existing edging complete, remove spoil, clean concrete bed, bed up to 50x152mm pcc edging, haunch both sides, point, formwork, make good.	LM	24.65
001505	R	EDGING:REBED STRAIGHT AND CURVED PCC EDGING Edging:Rebed any straight or curved pcc edging, take up existing edging and haunching, remove spoil, clean up concrete bed and edging, relay and haunch both sides, point, formwork, make good.	LM	19.23
Edgings - Timber				
001507	R	EDGING:RENEW 25X150MM TIMBER Edging:Renew or supply new 25x150mm tanalised softwood edging board including 50x50x600mm long tanalised pegs at 900mm centres driven firmly into ground including all excavation and make good.	LM	9.31

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Paths and Pavings				
Paving - Insitu Concrete				
003003	R	PATH:EXCAVATE LAY NE 100MM CONCRETE BED Path:Excavate 250mm below finished level, remove spoil, level and compact bottoms, 150mm hardcore bed, blinded, ne 100mm concrete trowelled smooth, dishing to gullies and the like and all formwork.	SM	101.34
003007	R	PATH:RENEW NE 100MM CONCRETE BED AND SUB-BASE Path:Renew concrete path, break up concrete, excavate, remove spoil, fill soft spots, level and compact, 150mm hardcore bed, blinded, ne 100mm concrete trowelled smooth, all labours, formwork.	SM	113.86
003009	R	FINISH:EXTRA FOR NON-SLIP FINISH TO PATH Finish:Extra for non-slip surface to concrete, carborundum grains at the rate of 1kg per sm.	SM	5.04
003011	R	PATH/BASE:REMOVE AND INFILL WITH TOPSOIL Path or Base:Break up, remove any thickness existing path or shed/outbuilding base and bed under, remove waste and debris, import topsoil, deposit to make up levels, grade to suit existing contours.	SM	76.12
003013	R	PATH/BASE:REMOVE Path or Base:Break up and remove any thickness existing path or shed/outbuilding base and bed under, remove waste and debris, leave to receive new paving (msd separately).	SM	32.46
003015	R	PATH/BASE:REMOVE AND INFILL WITH GRAVEL Path or Base:Break up and remove any thickness existing path or shed/outbuilding base and bed under, remove waste and debris, import gravel and deposit to make up levels, grade to existing contours.	SM	73.73
Paving - Coated Macadam				
005001	R	MACADAM:EXCAVATE AND LAY 70MM PAVING Macadam:Excavate 145mm below finished level, remove spoil, level and compact bottoms, fill in layers, 75mm crusher run stone blinding, 50mm base macadam and 20mm wearing macadam, all labours.	SM	75.72
005003	R	MACADAM:RENEW 70MM PAVING Macadam:Renew macadam, break out up to 145mm, remove spoil, fill soft spots, level and compact bottoms, fill in layers, 75mm stone, 50mm base macadam, 20mm wearing course macadam, all labours.	SM	80.73
005051	R	MACADAM:REPAIR POT HOLE NE 50MM DEEP Macadam:Repair pot hole in patch ne 1.00 sm, compact sub-base, lay 20mm dense base course macadam 25mm, 6mm dense wearing course macadam 25mm deep, joints, make good, remove waste and debris.	IT	43.07
005053	R	MACADAM:REPAIR POT HOLE NE 75MM DEEP Macadam:Repair pot hole in patch ne 1.00 sm, compact sub-base, lay 20mm dense base course macadam 50mm, 6mm dense wearing course macadam 25mm deep, joints, make good, remove waste and debris.	IT	62.01
005055	R	MACADAM:REPAIR POT HOLE NE 100MM DEEP Macadam:Repair pot hole in patch ne 1.00 sm, compact sub-base, lay 20mm dense base course macadam 75mm, 6mm dense wearing course macadam 25mm deep, joints, make good, remove waste and debris.	IT	84.39

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Paving - Precast Concrete Flag				
007001	R	FLAG:EXCAVATE AND LAY NEW PRECAST CONCRETE Flag:Excavate 150mm below finished level, remove spoil, lay 75mm stone blinding, lay 50mm standard size pcc paving flags on 25mm bed of cement mortar (1:4) point up joints and all labours.	SM	79.30
007005	R	FLAG:LIFT AND REBED SINGLE PCC PAVING Flag:Lift any size existing precast concrete paving flag, fill and compact hardcore to soft spots and rebed existing flag on 25mm bed of cement mortar (1:4) and point up joints.	NO	9.16
007007	R	FLAGS:LIFT AND REBED PCC PAVING Flag:Lift any size existing precast concrete paving flag, fill and compact hardcore to soft spots and rebed existing flags on 25mm bed of cement mortar (1:4) and point up joints.	SM	27.08
007009	R	FLAG:RENEW SINGLE PCC PAVING Flag:Lift remnants of existing 50mm standard size pcc paving flag, remove spoil, fill and compact hardcore to soft spots, lay new flag on 25mm mortar (1:4), point up joints and all labours.	NO	17.46
007011	R	FLAGS:RENEW PCC PAVING Flag:Lift remnants of existing 50mm standard size pcc paving flags, remove spoil, fill and compact hardcore to soft spots, lay new flags on 25mm mortar (1:4), point up joints and all labours.	SM	49.85
007019	R	FLAG:REPOINT PCC PAVING Flag:Repoint pcc paving, rake out joints, repoint with cement mortar (1:4).	SM	11.21
007021	R	FLAG:FILLET POINT JOINT TO WALL Flag:Rake out existing and or fillet point in cement mortar (1:4), joint between edges of paving and wall and abutment.	LM	2.62
Paving - Brick				
009001	R	PAVING:REBED BRICK PAVING-MORTAR OR SAND Paving:Take up loose brick paving, set aside, make up levels and soft spots, clean bed and bricks, relay brick paving, joint and point in cement mortar (1:4) or joint filling sand, all bonding.	SM	90.03
009005	R	PAVING:RENEW BRICK PAVING-MORTAR OR SAND Paving:Renew brick paving, take up and remove spoil, fill and compact hardcore to soft spots and lay new paving on 25mm bed of mortar (1:4) or 50mm sand bed, all pointing, bonding and labours.	SM	87.65
009009	R	PAVING:LAY NEW BRICK PAVING-MORTAR OR SAND Paving:Supply and lay new brick paving including excavate to level, lay 100mm hardcore bed and new paving on 25mm bed of cement mortar (1:4) or 50mm sand bed, all pointing and cutting and bonding.	SM	113.09
009011	R	PAVING:REGROUT WITH SAND Paving: Rake out joints of existing brick or block paving, remove defective jointing material and neatly fill joints with dry sand of a colour to match existing.	SM	7.69

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Paving - Gravel				
009013	R	PAVING:RENEW GRAVEL PAVING 30MM Paving:Renew gravel paving to paths and driveways ne 30mm thick including take up and clear away existing, supply, spread and level washed gravel to existing surfaces.	SM	10.12
Paving - Temporary Repairs				
011001	R	PAVING:TEMPORARY CONCRETE REPAIR Paving:Break out existing defective paving of any type ne 100mm thick, fill in void with lean mix concrete ensuring flush edges to existing finishes in areas ne 1.00sm, remove waste and debris.	IT	46.48
Hardcore				
011101	R	HARDCORE:ADDITIONAL SUB-BASE OR BED NE 150 Hardcore:Extra for additional hardcore sub-base or bed ne 150mm thick laid under any type of paving excavate, remove spoil, level, compact bottoms (to be specifically ordered by CR).	SM	45.20
Excavation to Gardens etc.				
011501	R	EXCAVATION:REMOVE TOPSOIL 150MM MOVE NE 20M Excavation:Excavate over site ne 150mm deep to remove top soil, load and wheel to spoilheap ne 20 metres, and deposit in spoilheap for future use.	SM	15.02
011503	R	EXCAVATION:REMOVE TOPSOIL 150MM MOVE NE 50M Excavation:Excavate over site ne 150mm deep to remove top soil, load and wheel to spoilheap ne 50 metres, and deposit in spoilheap for future use.	SM	17.52
011505	R	EXCAVATION:REDUCE LEVELS NE 150MM DISPOSE Excavation:Excavate over site to reduce levels ne 150mm deep, load and dispose of spoil off site.	SM	27.86
011507	R	EXCAVATION:REDUCE LEVELS 150-300MM DISPOSE Excavation:Excavate over site to reduce levels over 150mm and ne 300mm deep, load and dispose of spoil off site.	SM	52.89
011509	R	EXCAVATION:REDUCE LEVELS 300-450MM DISPOSE Excavation:Excavate over site to reduce levels over 300mm and ne 450mm deep, load and dispose of spoil off site.	SM	86.20
011511	R	EXCAVATION:REDUCE LEVELS OVER 450MM DISPOSE Excavation:Excavate over site to reduce levels over 450mm deep, load and dispose of spoil off site.	CM	221.97
011513	R	TOP SOIL:EXCAVATE SPOILHEAP 20M AND SPREAD Topsoil:Excavate in existing topsoil spoilheap, load and wheel ne 20 metres, deposit and spread, grade or level in bed 150mm deep.	SM	12.52
011515	R	TOP SOIL:EXCAVATE SPOILHEAP 50M AND SPREAD Topsoil:Excavate in existing topsoil spoilheap, load and wheel ne 50 metres, deposit and spread, grade or level in bed 150mm deep.	SM	15.02

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
011517	R	TOP SOIL:EXCAVATE SPOILHEAP 20M SPREAD ROTAVATE Topsoil:Excavate in existing topsoil spoilheap, load and wheel ne 20 metres, deposit and spread, grade or level in bed 150mm deep, lightly rotavate surface for cultivation.	SM	16.02
011519	R	TOP SOIL:EXCAVATE SPOILHEAP 50M SPREAD ROTAVATE Topsoil:Excavate in existing topsoil spoilheap, load and wheel ne 50 metres, deposit and spread, grade or level in bed 150mm deep, lightly rotavate surface for cultivation.	SM	18.52
011521	R	IMPORTED TOPSOIL:DEPOSIT AND SPREAD Imported Topsoil:Import topsoil and deposit in bed ne 150mm deep, grade or level to suit contours and prepare either for cultivation or grass seeding.	SM	77.01
011523	R	GARDEN AREA:CLEAR CULTIVATE Garden Area:Following clearance of all litter, rubbish, scrap metal, timber, broken glass, garden debris, dumped materials, (see separate clearance items), rotavate garden, prepare for cultivation.	SM	41.67
011525	R	GARDEN AREA:APPLY GRASS SEEDS Garden Area:Supply and sow approved grass seed by hand at the rate of 50g per square metre.	SM	1.95
Steps, Stairs and Ramps				
Insitu and Precast Concrete				
013001	R	STEP:FORM OR RENEW STEP IN CONCRETE PAVING Step:Form or renew step up to 1000x300x200mm in concrete paving including all necessary excavation, hardcore, extra concrete, formwork, surfaces trowelled smooth, make good, remove spoil.	IT	52.25
013005	R	STEP:FORM OR RENEW PCC STEP IN PAVING Step:Form or renew step in pcc paving ne 1000x300x200mm including all extra excavation, hardcore, blinding bed pcc flags to steps and risers on 25mm mortar bed, all cutting, make good, remove spoil.	IT	59.44
013009	R	STEP:FORM BRICK-ON-EDGE STEP Step:Form step with approved brick-on-edge, bedded and pointed in cement mortar (1:4).	LM	32.32
013011	R	STEP:REPAIR DAMAGED CONCRETE Step:Cut out damaged section and repair step as necessary with concrete (1:1:5:3) or cement and sand polymer enhanced cementitious mortar including formwork and trowel finish.	IT	26.67
013013	R	STEP:REFIX AND BED LOOSE STEP Step:Rebed loose precast concrete step or loose bricks to brick step including remove existing, clean off as necessary and rebed in cement mortar (1:4) (per step).	IT	8.23
013015	R	RAMP:CONSTRUCT CONCRETE RAMP Ramp:Construct insitu concrete ramp average 150mm thick, ne 1.50m wide 100mm high kerbs both sides, laid to 1:12 gradient, pinked finish including all excavation, hardcore, reinforcement and formwork.	LM	154.08

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Metal Stairs and Walkways and Balustrades				
Balustrades - Isolated				
027101	U	BALUSTRADE:TAKE DOWN AND REMOVE Balustrade:Take down existing balustrade, remove waste and debris and prepare mortices to receive new balustrade.	LM	13.84
027103	U	BALUSTRADE:SUPPLY AND FIX 1.2M HIGH Balustrade:Supply and fix galvanised mild steel balustrade 1200mm high, 6x50mm horizontal rails, 25x25mm standards, 12x12mm balusters all welded set in mortices in mortar, and decorate.	LM	387.58
027105	U	BALUSTRADE:SUPPLY AND FIX KEE KLAMP Balustrades:Supply and fix galvanised mild steel tubular kee-klamp balustrade, ne 900mm high comprising 48mm diameter horizontal rails and standards at 1m centres, set in mortices, decorate.	LM	85.10
027107	U	BALUSTRADE:SUPPLY AND FIX KEE KLAMP WITH MESH Balustrade:Supply and fix 48mm dia galvanised tubular kee-klamp balustrade, 900mm high, set in mortices in mortar at 1.00m centres, wire mesh panels bolted or spot welded, rub down, prepare, decorate.	LM	109.09
Handrails - Associated				
027303	U	HANDRAIL:6X50MM RAIL ON BRACKETS Handrail:Supply and fix 6x50mm galvanised mild steel rail welded to and including handrail brackets, fixed to brickwork, rub down, prepare for and decorate to all surfaces.	LM	32.60
027305	U	HANDRAIL:48MM GALVANISED STEEL TUBULAR ON BRACKETS Handrail:Supply and fix 48mm diameter galvanised mild steel tubular handrail welded to and including handrail brackets, fixed to brickwork, rub down, prepare for and decorate to all surfaces.	LM	40.43
027307	U	HANDRAIL:PVC TO CORE RAIL Handrail:Supply and fix PVC handrail to core rail including all ends, bends and ramps etc.	LM	16.71
027309	U	HANDRAIL:RENEW MOPSTICK HANDRAIL Handrail:Renew or supply and fix new softwood mopstick handrail to existing brackets including all ends and refix handrail brackets including replugging if necessary, redecorate and make good.	LM	12.43
Balustrades and Handrails - Sundry Repairs				
027501	U	BALUSTRADE:REFIX ANY LOOSE TYPE Balustrade:Refix any type of loose balustrade including remove if necessary, clean and prepare mortices including reforming if required, refix balustrade and make good decorations and finishes.	LM	20.63
027503	U	HANDRAIL:REFIX ANY LOOSE TYPE Handrail:Refix any type of loose handrail including remove if necessary, clean and prepare mortices including reforming if required or replug refix handrail, make good decorations and finishes.	LM	15.32
027505	U	BALUSTRADE:RENEW HANDRAIL Balustrade:Cut off damaged galvanised steel handrail, bolt or weld on new 6x50mm galavanised handrail to standards and balusters, rub down, prepare, decorate handrail, touch up decoration, make good.	LM	36.69

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
027507	U	BALUSTRADE:RENEW BALUSTER Balustrade:Cut off damaged galvanised steel baluster to balustrade, weld on new 12x12mm galvanised baluster to horizontal rails, rub down, prepare, decorate baluster, touch up decoration, make good.	LM	21.90
027509	U	BALUSTRADE:RENEW TUBULAR HANDRAIL Balustrade:Disconnect damaged galvanised steel tubular handrail to kee-klamp balustrade, connect new 48mm dia galvanised handrail, rub down, prepare, decorate handrail, touch up decoration, make good.	LM	22.99
027511	U	BALUSTRADE:RENEW TUBULAR STANDARD Balustrade:Disconnect damaged galvanised steel tubular standard to kee-klamp balustrade, connect new 48mm dia galvanised standard, rub down, prepare, decorate standard, touch up decoration, make good.	LM	22.23
027513	U	BALUSTRADE:RENEW WIRE MESH PANEL Balustrade:Disconnect or cut off damaged wire mesh panel to balustrade, bolt or spot weld galvanised steel mesh panel ne 1.00sm, rub down, prepare, decorate mesh panel, touch up decoration, make good.	NO	33.26
Miscellaneous Fittings				
Clothes Lines				
029101	U	LINE:NEW DOMESTIC ROTARY AND BASE Line:Erect domestic rotary clothes line with loose socket, excavate for and including concrete base, remove spoil and reinstate paving or garden areas.	NO	100.34
029103	U	LINE:NEW COMMUNAL/HEAVY DUTY ROTARY AND BASE Line:Erect communal or heavy duty rotary clothes line with loose socket, excavate for and including concrete base, remove waste and debris, and reinstate paving or garden areas.	NO	244.67
029105	U	LINE:RENEW DOMESTIC ROTARY Line:Renew domestic rotary clothes line, set in existing socket and clear away existing to approved tip.	NO	59.90
029107	U	LINE:RENEW COMMUNAL/HEAVY DUTY ROTARY Line:Renew communal or heavy duty rotary clothes line, set in existing socket and clear away existing to approved tip.	NO	204.24
029109	U	LINE:RE-STRING CLOTHES LINE Line:Re-string any clothes line including remove remains of existing line.	NO	19.58
029111	R	LINE:NEW PCC CLOTHES POST AND BASE Line:Erect 150x150x2700mm precast concrete clothes post, excavate for and including concrete base, remove waste and debris and reinstate path or garden areas.	NO	90.87
029115	R	LINE:NEW STEEL CLOTHES POST-NE 3.0M Line:Erect 50mm diameter galvanised steel clothes post upto 3.00m long with pulleys, excavate for and including concrete base, remove waste and debris and reinstate paving or garden areas.	NO	62.71
029117	R	LINE:RELOCATE ROTARY DRIER Line:Relocate rotary drier in new position, break out or renew aluminium tube socket, remove existing base, excavate for and including new concrete base, remove spoil, make good.	NO	71.24

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
029119	R	LINE:RELOCATE PCC OR STEEL CLOTHES POST Line:Relocate pcc or steel clothes post in new position, break out existing post and base, excavate for and including new concrete base and remove spoil, reinstate paving or garden areas.	NO	50.45
029123	R	LINE:RENEW PULLEY Line:Renew pulley wheel and bracket to clothes line, including fixing to any background.	IT	15.69
029125	R	LINE:RENEW RESTRAINING BRACKET Line:Renew restraining bracket to clothes Line including fixing to any background.	IT	14.33
Signs				
029301	R	SIGN:COLLECT AND FIX Sign:Collect sign from Client's Office and screw to timber, plug and screw to masonry or bolt to metal posts.	NO	16.23
029303	R	SIGN:NEW NO PARKING Sign:Supply and install standard 'No Parking' sign and screw to timber, plug or screw to masonry or bolt to metal posts.	NO	54.32
029305	R	SIGN:NEW NO BALL GAMES Sign:Supply and install standard 'No Ball Games' sign and screw to timber, plug or screw to masonry or bolt to metal posts.	NO	54.32
029307	R	SIGN:NEW NO DOGS Sign:Supply and install standard 'No Dogs' sign and screw to timber, plug or screw to masonry or bolt to metal posts.	NO	54.32
Bollards				
031001	U	BOLLARD:RENEW OR FIX NEW LOCKABLE STEEL Bollard:Renew with or supply and fix new lockable steel bollard including remove old, position and set foundation bolts in concrete or brick paving, fix bollard, make good, remove spoil, two keys.	NO	106.77
031005	U	BOLLARD:RENEW OR FIX NEW 914MM HIGH STEEL Bollard:Renew with or supply and fix new 76mm dia x914mm high steel bollard bedded in concrete, remove old, excavate, fix new bollard including concrete foundation, make good, remove spoil.	NO	163.88
031009	U	BOLLARD:RENEW OR FIX NEW PCC 900MM HIGH Bollard:Renew with or supply and fix new 225-150mm dia tapered pcc bollard 900mm high above ground including remove existing, excavate, fix bollard, concrete foundation, make good, remove spoil.	NO	102.36
031013	U	BOLLARD:RENEW OR FIX NEW 800MM TIMBER Bollard:Renew with or supply and fix new 150x150mm timber bollard, 800mm high above ground including remove existing, excavate, fix bollard concrete foundation, make good, remove spoil.	NO	96.80
Garden Sheds				
070101	R	SHED:INSTALL PROPRIETARY STORAGE INCLUDING SLAB Shed:Supply and install proprietary storage shed [PC Sum for supply £320.00] plan size 2400x1800mm with door, all ironmongery, locks etc., 150mm concrete slab, dpm, and sub-base, remove debris.	IT	854.36

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
070102	R	SHED:INSTALL PROPRIETARY STORAGE EXCLUDING SLAB Shed:Supply and install proprietary storage shed [PC Sum for supply £320.00] plan size 2400x1800mm complete with door, all ironmongery, locks etc., shed fixed to existing hardstanding.	IT	592.35
070105	R	SHED DOOR:RENEW L AND B DOOR Shed Door:Renew shed or bin store door with any size softwood ledged and braced door with 20mm tongued, grooved and v jointed boarding, all ironmongery, decorate and make good.	NO	167.62
070107	R	SHED DOOR:RENEW F L AND B DOOR Shed Door:Renew shed or bin store door with any size softwood framed, ledged, braced door, 20mm tongued, grooved and v jointed boarding, all ironmongery, decorate and make good.	NO	188.36
070109	R	SHED LOCK:RENEW COMPLETE Shed Lock:Renew rimlock, keep and set of rimlock furniture to shed or bin store door, including altering door as necessary for new lock and housing out existing frame as necessary.	NO	37.02
070111	U	SHED DOOR:RENEW OR FIX NEW PADLOCK Shed Door:Renew or supply and fix 50mm galvanised Squire 440 or other equal and approved padlock to shed or bin store door, supply two keys and hand to Tenant or Client Representative.	NO	20.49
070113	U	SHED DOOR:RENEW WITH HASP AND STAPLE Shed Door:Renew any type of hasp and staple to shed or bin store door.	NO	22.60
070115	U	SHED DOOR:RENEW HASP AND PADLOCK Shed Door:Renew any type of hasp, staple and 50mm galvanised Squire 440 or other equal and approved padlock to shed or bin store door, supply two keys and hand to Tenant or CR.	NO	36.58
Coal Bunkers				
080001	U	COAL BUNKER:REMOVE EXISTING PROPRIETARY Coal Bunker:Take down existing damaged proprietary coal bunker and remove waste and debris.	NO	60.84
080002	R	COAL BUNKER:DEMOLISH EXISTING BRICK AND CONCRETE Coal Bunker:Take down existing brick built coal bunker complete with concrete roof and remove waste and debris.	NO	60.84
080003	R	COAL BUNKER:RENEW WOODEN TOP Coal Bunker:Take off existing wooden top and remove from site to approved tip, fix new wooden top.	NO	38.01
080005	R	COAL BUNKER:RENEW CONCRETE TOP Coal Bunker:Take off existing concrete top and remove waste and debris, fix new concrete top.	NO	74.60
080007	R	COAL BUNKER:FIX NEW TO EXISTING BASE Coal Bunker:Supply and fix new precast concrete sectional coal bunker, 12 cwt capacity complete to existing base.	NO	354.86
080009	R	COAL BUNKER:PREPARE BASE Coal Bunker:Excavate to reduce levels, lay 100mm compacted granular sub base, lay 2 No. 900x600mm pcc paving slabs, solid bedded on mortar (1:3) ready to receive coal bunker, remove waste and debris.	NO	92.43

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
080010	R	COAL BUNKER:FIX NEW 5 CWT PLASTIC TO EXISTING BASE Coal Bunker:Supply and fix new proprietary plastic coal bunker, 5 cwt capacity complete to existing base.	NO	229.65
080012	R	COAL BUNKER:FIX NEW 10 CWT PLASTIC EXISTING BASE Coal Bunker:Supply and fix new proprietary plastic coal bunker, 10 cwt capacity complete to existing base.	NO	267.44
Groundworks - Client Inspection				
098001	U	CLIENT INSPECTION:GROUNDWORKS Client Inspection:Undertake client inspection, testing etc in connection with groundworks, report to Client Representative (any repairs required to be ordered must be instructed by CR).	IT	15.02

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
FENCING AND GATES				
Fencing				
Fencing - Boarded				
017110	R	FENCING:RENEW 1.2M BOARD PCC POST GRAVEL BOARD Fencing:Renew or supply new 1.05m timber vertical board fencing, take down existing, remove debris, set pcc posts at ne 1.80m centres, two rails fixed to posts, vertical boards, pcc gravel board.	LM	102.25
017111	R	FENCING:RENEW 1.2M BOARD TIMBER POST Fencing:Renew or supply new 1.05m timber vertical board fencing, take down existing, remove debris, set timber posts at ne 1.80m centres, two rails fixed to posts vertical boards gravel board.	LM	89.31
017113	R	FENCING:RENEW 1.8M BOARD PCC POST Fencing:Renew or supply new 1.65m timber vertical board fencing, take down existing, remove debris, excavation, set PCC posts at ne 1.80m centres, three rails fixed to posts, vertical boards.	LM	120.98
017114	R	FENCING:RENEW 1.8M BOARD PCC POST GRAVEL BOARD Fencing:Renew or supply new 1.65m timber vertical board fencing, take down existing, remove debris, set pcc posts at ne 1.80m centres, three rails fixed to posts, vertical boards, gravel board.	LM	130.85
017117	R	FENCING:RENEW SOFTWOOD RAIL Fencing:Renew 69x44mm softwood rail ne 2.00m long bolted to concrete or timber post, remove vertical boards as necessary, renew rail, renail existing vertical boards, remove waste and debris.	NO	27.12
017119	R	FENCING:RENEW 2ND AND 3RD RAIL Fencing:Renew second or third 69x44mm softwood rail ne 2.00m long, whilst vertical boards removed, remove waste and debris.	NO	8.60
017121	R	FENCING:RENEW VERTICAL BOARD 1.05M Fencing:Renew 144x20mm softwood vertical board 1.05m high, remove waste and debris.	NO	5.98
017122	R	FENCING:RENEW RUN OF VERTICAL BOARD 1.05M Fencing:Renew 144x20mm softwood vertical boarding 1.05m high to closeboarded fence high complete with fixing, wire clipped to boards, remove waste and debris (measured per metre run of fencing).	LM	54.43
017123	R	FENCING:RENEW VERTICAL BOARD 1.675M Fencing:Renew 144x20mm softwood vertical board 1.65m high, remove waste and debris.	NO	7.84
017124	R	FENCING:RENEW RUN OF VERTICAL BOARD 1.675M Fencing:Renew 144x20mm softwood vertical boarding 1.65m high to closeboarded fence complete with fixing, wire clipped to boards, remove waste and debris (measured per metre run of fencing).	LM	70.69
017125	R	FENCING:REMOVE BOARD FENCE Fencing:Take down and remove any height vertical board fence with concrete and or timber posts set in concrete, softwood rails, gravel board and vertical boards, remove debris, fill post holes.	LM	13.65

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
017127	R	FENCING:RENEW TIMBER GRAVEL BOARD Fencing:Renew or supply and fix new 25x150mm tanalised gravel board and centre prop, remove existing, excavate, cut, trim existing fence boards as necessary, fix board, remove spoil.	NO	16.48
017128	R	FENCING:RENEW PCC GRAVEL BOARD Fencing:Renew or supply and fix new ne 50x225mm pcc gravel board and centre prop, remove existing, excavate as necessary, cut and or trim existing fence boards as necessary, fix board, remove spoil.	NO	29.79
Fencing - Chestnut Pale				
017201	R	FENCING:RENEW CHESTNUT NE 1.5M AND POSTS Fencing:Renew chestnut pale fencing ne 1.50m high take down existing, remove spoil, renew 60mm dia chestnut posts at 2.22m centres and chestnut pales at 75mm centres, with galvanised straining wire.	LM	19.63
017205	R	FENCING:RENEW CHESTNUT NE 1.5M Fencing:Renew existing pales and wire on existing posts by carefully removing and remove from site renew with chestnut pales ne 1.50m high at 75mm centres fixed with galvanised straining wire.	LM	13.54
017209	R	FENCING:REMOVE DAMAGED CHESTNUT Fencing:Remove damaged chestnut pale fencing and remove from site to approved tip.	LM	13.36
017211	R	FENCING:RENEW INDIVIDUAL CHESTNUT PALE Fencing:Renew cleft chestnut pale to fence including remove existing and clear away and fix new to match existing.	NO	5.82
017213	R	FENCING:LINE WIRE SUPPORT Fencing:Renew or fix new galvanised or pvc coated line wire to support chestnut pale fence, fix wire to posts and fencing with galvanised staples and ties, remove, refix fencing as necessary.	LM	2.66
017215	R	FENCING:RENEW 75MM STRAIN POST Fencing:Renew 75mm timber sweet chestnut straining post 1.60m long to chestnut pale fencing including connecting bolt strainers, remove waste and debris.	NO	19.66
Fencing - Interwoven and Overlap Fence Panels				
017301	R	FENCING:RENEW 1.8M HIGH PANEL Fencing:Renew any interwoven or overlap fence panel ne 1.8x1.8m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and cart away debris to tip.	NO	54.94
017302	R	FENCING:RENEW 1.2M HIGH PANEL Fencing:Renew any interwoven or overlap fence panel ne 1.8x1.2m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and cart away debris to tip.	NO	52.40
017308	R	FENCING:RENEW 1.2M WIDE PANEL Fencing:Renew any interwoven or overlap fence panel ne 1.20x1.80m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and remove spoil.	NO	52.40

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
017314	R	FENCING:RENEW 0.9M HIGH PANEL Fencing:Renew any interwoven or overlap fence panel ne 1.80x0.90m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and remove spoil.	NO	49.89
017303	R	FENCING:ERECT 1.8M HIGH PANEL WITH TIMBER POSTS Fencing:Erect 1.80m high interwoven or overlap panel fencing complete with panels fixed to 75x75mm posts, capping, gravel board, excavation, concrete, backfill, remove spoil, reinstatement.	LM	64.73
017304	R	FENCING:ERECT 1.2M HIGH PANEL WITH TIMBER POSTS Fencing:Erect 1.20m high interwoven or overlap panel fencing complete with panels fixed to 75x75mm posts, capping, gravel board, excavation, concrete, backfill, remove debris, reinstatement.	LM	58.77
017316	R	FENCING:ERECT 0.9M HIGH PANEL WITH TIMBER POSTS Fencing:Erect 0.90m high interwoven or overlap panel fencing complete with panels fixed to 75x75mm posts, capping, gravel board, excavation, concrete, backfill, remove spoil, reinstatement.	LM	51.81
017305	R	FENCING:ERECT 1.8M HIGH PANEL WITH PCC POSTS Fencing:Erect 1.80m high interwoven or overlap panel fencing with panels fixed to 100x100mm pcc posts, gravel board, capping, excavation concrete, backfill, remove spoil, reinstatement.	LM	81.39
017306	R	FENCING:ERECT 1.2M HIGH PANEL WITH PCC POSTS Fencing:Erect 1.20m high interwoven or overlap panel fencing with panels fixed to 100x100mm pcc posts, gravel board, capping, excavation concrete, backfill, remove spoil, reinstatement.	LM	73.67
017318	R	FENCING:ERECT 0.9M HIGH PANEL WITH PCC POSTS Fencing:Erect 0.90m high interwoven or overlap panel fencing with panels fixed to 100x100mm pcc posts, gravel board, capping, excavation concrete, backfill, remove spoil, reinstatement.	LM	65.87
017307	R	FENCING:REMOVE PANEL FENCE COMPLETE Fencing:Remove any panel fencing complete including timber or concrete posts, gravel boards etc, remove debris, fill post holes with top soil and reinstate paths and gardens.	LM	9.55
017319	R	FENCING:RENEW 0.9M HIGH PANEL WITH TIMBER POSTS Fencing:Renew interwoven or overlap panel fencing 0.90m high, fencing panels, 75x75mm timber posts, timber gravel board, excavation, concrete, backfill, remove debris, (msd per metre run of fencing).	LM	63.22
017321	R	FENCING:RENEW 1.2M HIGH PANEL WITH TIMBER POSTS Fencing:Renew interwoven or overlap panel fencing 1.20m high, fencing panels, 75x75mm timber posts, timber gravel board, excavation, concrete, backfill, remove debris, (msd per metre run of fencing).	LM	63.98
017323	R	FENCING:RENEW 1.8M HIGH PANEL WITH TIMBER POSTS Fencing:Renew interwoven or overlap panel fencing 1.80m high, fencing panels, 75x75mm timber posts, timber gravel board, excavation, concrete, backfill, remove debris, (msd per metre run of fencing).	LM	79.17
017325	R	FENCING:RENEW 0.9M HIGH PANEL WITH PCC POSTS Fencing:Renew interwoven or overlap panel fencing 0.90m high, fencing panels, 100x100mm PCC posts, PCC gravel board, excavation, concrete, backfill, remove debris, (msd per metre run of fencing).	LM	77.28

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
017327	R	FENCING:RENEW 1.8M HIGH PANEL WITH PCC POSTS Fencing:Renew interwoven or overlap panel fencing 1.80m high, fencing panels, 100x100mm PCC posts, PCC gravel board, excavation, concrete, backfill, remove debris, (msd per metre run of fencing).	LM	95.83
017329	R	FENCING:RENEW 1.2M HIGH PANEL WITH PCC POSTS Fencing:Renew interwoven or overlap panel fencing 1.20m high, fencing panels, 100x100mm PCC posts, PCC gravel board, excavation, concrete, backfill, remove debris, (msd per metre run of fencing).	LM	78.87
Fencing - Chainlink				
017400	R	FENCING:ERECT CHAINLINK FENCE AND POSTS 0.9M Fencing:Erect new chainlink fencing 0.90m high with pcc posts cast into concrete, three 2.5mm dia galvanised mild steel line wires and galvanised or plastic coated steel chainlink fencing complete.	LM	43.90
017401	R	FENCING:ERECT CHAINLINK FENCE AND POSTS 1.2M Fencing:Erect new chainlink fencing 1.20m high with pcc posts cast into concrete, three 2.5mm dia galvanised mild steel line wires and galvanised or plastic coated steel chainlink fencing complete.	LM	49.21
017403	R	FENCING:ERECT CHAINLINK FENCE AND POSTS 1.8M Fencing:Erect new chainlink fencing 1.80m high with pcc posts cast into concrete, three 2.5mm dia galvanised mild steel line wires and galvanised or plastic coated steel chainlink fencing complete.	LM	59.54
017404	R	FENCING:RENEW CHAINLINK ON EXISTING POSTS 0.9M Fencing:Renew chainlink fencing 0.90m high to existing posts, remove debris, fix new galvanised or plastic coated steel chainlink fencing, three galvanised line wires, all fittings ties etc.	LM	11.39
017405	R	FENCING:RENEW CHAINLINK ON EXISTING POSTS 1.2M Fencing:Renew chainlink fencing 1.20m high to existing posts, remove debris, fix new galvanised or plastic coated steel chainlink fencing, three galvanised line wires, all fittings ties etc.	LM	12.58
017407	R	FENCING:RENEW CHAINLINK ON EXISTING POSTS 1.8M Fencing:Renew chainlink fencing 1.80m high to existing posts, remove debris, fix new galvanised or plastic coated steel chainlink fencing, three galvanised line wires, all fittings ties etc.	LM	15.84
017409	R	FENCING:REMOVE CHAINLINK COMPLETE Fencing:Remove any height chainlink fencing complete with concrete posts and remove waste and debris, fill holes with topsoil and reinstate paving and gardens as necessary.	LM	9.55
017411	R	FENCING:RESECURE LOOSE CHAINLINK FENCE Fencing:Resecure any height loose chainlink fencing including tightening straining wires as necessary.	LM	1.74
Fencing - Chain mesh				
017413	R	FENCING:ERECT CHAIN MESH FENCE AND POSTS 0.9M Fencing:Erect new 50 x 50mm galvanised chain mesh 0.9m high on 125mm timber fencing stakes and corner posts each 1.8m long, driven into ground, 100mm half round top rail, remove waste and debris.	LM	40.61

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
017415	R	FENCING:RENEW CHAIN MESH FENCE AND POSTS 0.90M Fencing:Take down existing fencing, erect 50mm chain mesh fencing 900 mm high on 125mm stake 1800 mm long at 1.8 m centres, stakes driven into ground, 100mm half round rail, remove waste and debris.	LM	43.11
Fencing - Garden Rail				
017501	R	FENCING:RENEW GARDEN RAIL 0.575M HIGH Fencing:Renew with or supply and fix 575mm high timber garden rail fencing with 50x225mm rail bolted to 75x75mmx0.90m timber posts set in concrete bases at ne 2.00m centres complete.	LM	43.52
017503	R	FENCING:REMOVE GARDEN RAIL 0.575M HIGH Fencing:Remove 575mm high garden rail fencing including posts and remove waste and debris, including fill in post holes with top soil and reinstate paving, gardens and the like as necessary.	LM	7.05
Fencing - Hit and Miss				
017601	R	FENCING:RENEW HIT AND MISS 1.35M HIGH Fencing:Renew with or supply and fix timber hit and miss fence 1.35m high, 100x100mm posts at ne 1.80m centres, 100x50mm rails, 100x25mm pales, excavation, concrete, backfill, remove spoil.	LM	70.56
017603	R	FENCING:RENEW HIT AND MISS 1.8M HIGH Fencing:Renew with or supply and fix timber hit and miss fence 1.80m high, 100x100mm posts at ne 1.80m centres, 100x50mm rails, 100x25mm pales, excavation, concrete, backfill, remove spoil.	LM	83.01
017604	R	FENCING:RENEW HORIZONTAL HIT AND MISS 1.8M HIGH Fencing:Renew with or supply and fix timber horiz. hit and miss fence 1.80m high, 100x100mm posts at ne 1.20m centres, 100x50mm pales, 150x25mm rails excavation, concrete, backfill etc.	LM	99.57
017609	R	FENCING:REMOVE HIT AND MISS Fencing:Remove any softwood hit and miss type of fencing including posts and remove waste and debris, fill post holes with top soil and reinstate paving and gardens as necessary.	LM	12.05
Fencing - Palisade				
017605	R	FENCING:RENEW PALISADE NE 1.35M HIGH Fencing:Renew with or supply and fix timber palisade fence 1.35m high, with 100x100mm posts at ne 1.80m centres, 100x50mm rails, 75mm pales at 125mm centres excavation, concrete, backfill etc.	LM	67.17
017607	R	FENCING:RENEW PALISADE NE 1.8M HIGH Fencing:Renew with or supply and fix timber palisade fence 1.80m high, with 100x100mm posts at ne 1.80m centres, 100x50mm rails, 75mm pales at 125mm centres excavation, concrete, backfill etc.	LM	78.65
017611	R	FENCING:REMOVE PALISADE Fencing:Remove any palisade type of fencing including posts and remove waste and debris, fill post holes with top soil and reinstate paving and gardens as necessary.	LM	12.05

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Fencing - Post and Rail				
017651	R	FENCING:RENEW POST AND 2 RAIL Fencing:Renew with or supply and fix timber post and two rail fence, with 75x125mm posts at ne 1.80m centres, 100x38mm rails, excavation, concrete, backfill, remove spoil, reinstatement.	LM	51.82
017653	R	FENCING:RENEW POST AND 3 RAIL Fencing:Renew with or supply and fix timber post and three rail fence, with 75x125mm posts at ne 1.80m centres, 100x38mm rails, excavation, concrete, backfill, remove spoil, reinstatement.	LM	58.15
Fencing - Post and Wire				
017901	R	FENCING:ERECT POST AND WIRE 1.2M Fencing:Erect post and wire fencing 1.20m high with 100x100 pcc posts with three 2.5mm diameter galvanised mild or plastic coated steel line wires including all fittings, ties etc. complete.	LM	34.21
017903	R	FENCING:RENEW WIRES TO EXISTING POSTS 1.2M Fencing:Renew wire fencing 1.20m high on existing posts, remove old, supply and fix three new galvanised or plastic coated steel 2.50mm diameter line wires and all fittings, ties etc.	LM	4.95
017905	R	FENCING:RENEW OR FIX LINE WIRE Fencing:Renew or fix new galvanised or pvc coated line wire to post and wire fence, fix wire to posts including remove and refix fencing as found expedient (measured per run of line wire).	LM	1.80
Fencing - Concrete Panel				
017701	R	FENCING:REMOVE PCC POST AND SLAB Fencing:Remove pcc post and slab fencing 1.20m high and remove spoil, fill post holes with top soil and reinstate paving gardens and the like as necessary.	LM	12.05
Fencing - Sundry Repairs				
017801	U	FENCING:MAKE SAFE FENCING Fencing:Make safe any unstable fence and or gate including but not limited to resecure and or refix fencing, brace and or reset and or refix post, rehang gate or resecure.	LM	17.44
017803	R	FENCING:RENEW TIMBER PALE AND LAG Fencing:Renew any type of fencing pale or lag with ne 25x150mm tanalised timber including all labours, remove waste and debris.	NO	8.35
017805	R	FENCING:REFIX TIMBER PALE AND LAG Fencing:Refix any type of fencing pale or lag including remove and refix as necessary.	NO	2.75
017807	R	FENCING:FIX GALVANISED REPAIR BRACKET Fencing:Supply and fix galvanised repair bracket to rail and post including all cutting and fitting to suit.	NO	6.38
017809	R	FENCING:RENEW RAIL TO POST AND RAIL Fencing:Renew 100x38mm tanalised timber rail to post and rail fencing.	LM	9.61

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Fencing - Posts				
019001	R	FENCE POST:EXCAVATE REMOVE AND MAKE GOOD Fence Post:Excavate and remove remnants of damaged post with earth or concrete surround, fill hole with top soil, and remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	12.15
019003	R	FENCE POST:REFIX LOOSE POST Fence Post:Refix any type of loose post including reset any post set in earth or concrete without removing and refixing any post fixed to brickwork, concrete and make good.	NO	12.43
019005	R	FENCE POST:RENEW TIMBER TO HARDCORE OR CONCRETE Fence Post:Renew timber 100x100mm fence post set in hardcore or concrete ne 2.40m long, excavate hardcore and or concrete, backfill, remove refix fencing, remove spoil, reinstatement.	NO	40.29
019007	R	FENCE POST:RENEW TIMBER TO BRICKWORK Fence Post:Renew tanalised softwood fence post fixed to brickwork size 100x100mm and ne 2.40m long including remove and refix fencing and or gates and drill plug and screw and make good.	NO	31.28
019009	R	FENCE POST:RENEW TIMBER IN METPOST Fence Post:Renew 75x75mm timber fence post ne 2.40m long with post fixed into driven or bolted Metpost, remove and refix fencing, remove debris, reinstate paving, gardens and the like.	NO	28.91
019011	R	FENCE POST:RENEW PCC NE 1.5M Fence Post:Renew pcc fence post or spur set in hardcore or concrete ne 100x100mm ne 1.50m long excavate, hardcore or concrete, backfill, remove, refix fencing, remove debris, reinstatement.	NO	45.57
019013	R	FENCE POST:RENEW PCC OVER 1.5M Fence Post:Renew pcc fence post or spur set in hardcore or concrete ne 100x100mm and over 1.50m long, excavate, hardcore or concrete, backfill, remove, refix fencing, remove debris, reinstate.	NO	58.32
019015	R	FENCE POST:FIX 50X100MM SW BATTEN Fence Post:Supply and fix 50x100mm tanalised softwood batten to precast concrete post ne 1.80m long including drill and bolt batten to post.	NO	21.38
019021	R	FENCE POST:REPAIR WITH METSPUR Fence Post:Repair broken post with Metspur fitting including driving spur into ground and bolting to existing post, supply all necessary struts, reinstate paths and gardens on completion.	NO	23.20
Fencing - Timber Gates				
021001	R	GATE:RENEW TIMBER NE 1.0SM Gate:Renew timber single leaf gate ne 1.00sm overall, including galvanised steel strap hinges and hangers fixed to post, new galvanised mild steel auto catch, decorate, remove spoil.	NO	126.73
021003	R	GATE:RENEW TIMBER NE 1.5SM Gate:Renew timber single leaf gate ne 1.50sm overall, including galvanised steel strap hinges and hangers fixed to post, new galvanised mild steel auto catch, decorate, remove spoil.	NO	148.78

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
021005	R	GATE:RENEW PAIR TIMBER NE 2.5SM OVERALL Gate:Renew timber two leaved gate ne 2.50sm overall, including galvanised steel strap hinges and hangers fixed to post, new galvanised mild steel auto catch, decorate, remove spoil.	NO	364.39
021002	R	GATE:INSTALL TIMBER NE 1.0SM AND POSTS Gate:Install timber single leaf gate ne 1.00sm overall, galvanised steel strap hinges and hangers fixed to and including pcc posts ne 1.65m long, ironmongery, decorate, reinstatement.	NO	222.18
021004	R	GATE:INSTALL TIMBER NE 1.5SM AND POSTS Gate:Install timber single leaf gate ne 1.50sm overall, galvanised steel strap hinges and hangers fixed to and including pcc posts ne 1.65m long, ironmongery, decorate, reinstatement.	NO	252.18
021006	R	GATES:INSTALL PAIR TIMBER NE 2.5SM AND POST Gates:Install timber two leaved gate ne 2.5sm overall, galvanised steel strap hinges and hangers fixed to and including pcc posts ne 1.65m long, ironmongery, decorate, reinstatement.	NO	468.44
021007	R	GATE:REPAIR AND EASE AND ADJUST TIMBER GATE Gate:Repair any damaged timber gate including ease and adjust, remove and rehang as necessary including adjust stop, supply and fix new timbers and scarf new sections as required and redecorate.	NO	31.97
021013	R	GATE:RENEW GATE AND FENCE CAPPING Gate:Renew any type and size of gate or fence capping with softwood tanalised capping to match and redecorate to match existing, remove waste and debris.	LM	7.01
021021	R	GATE:INSTALL TIMBER PANEL 1.2M HIGH Gate:Install timber single leaf gate comprising 0.90m wide x 1.20m high interwoven or overlap panel, galvanised hinges including 100x100mm timber posts 1.85m long, ironmongery, decorate.	NO	156.86
021023	R	GATE:INSTALL TIMBER PANEL 1.8M HIGH Gate:Install timber single leaf gate comprising 0.90m wide x 1.80m high interwoven or overlap panel, galvanised hinges including 100x100mm timber posts 2.45m long, ironmongery, decorate.	NO	171.34
Fencing - Metal Gates				
023001	R	GATE:RENEW METAL NE 1.0SM Gate:Renew galvanised mild steel gate ne 1.00sm, overall including sliding bolt, stop and one pair of hanging lugs fixed to brickwork or concrete, decorate, remove spoil.	NO	91.00
023003	R	GATE:RENEW METAL NE 2.0SM Gate:Renew galvanised mild steel gate ne 2.00sm overall including sliding bolt, stop and one pair of hanging lugs fixed to brickwork or concrete, decorate, remove spoil.	NO	167.12
023009	R	GATE:REPAIR AND EASE AND ADJUST METAL GATE Gate:Ease and adjust any metal gate including remove and refix and carry out any minor repairs and or adjustments as necessary, make good paintwork to match existing.	NO	22.44

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Fencing - Gate Posts				
025001	R	GATE POST:RENEW TIMBER Gate Post:Renew gate post with timber post size 100x125mm, set in concrete, excavation, concrete, backfill and remove spoil, reinstatement, remove refix fencing and gates as necessary, redecorate.	NO	63.16
025003	R	GATE POST:RENEW PCC Gate Post:Renew gate post with pcc post ne 1.65m long, set in concrete, excavation, concrete, backfill and remove spoil, reinstatement, remove refix fencing and gates as necessary.	NO	47.73
025005	R	GATE FRAME:RENEW TIMBER Gate Frame:Renew gate frame with tanalised softwood gate frame, including plug and screw frame to brickwork and redecorate to match existing, remove waste and debris.	LM	42.17
025011	R	GATE POST:RENEW OR SUPPLY ANCHOR POST Gate Post:Renew or supply and fix new gate anchor post of any type and size complete with all clips and fastenings, set in concrete, excavation, concrete, backfill, remove spoil, reinstatement.	NO	51.52
021011	R	GATE:RENEW 50X25MM STOP NE 2.0M Gate:Renew 50x25mm tanalised softwood gate stop ne 2.00m long fixed to gate frame and redecorate to match existing.	NO	10.19
019018	R	GATE POST AND GATE:RENEW AND REPAIR ANY FITTING Gate Post and Gate:Renew or repair any single fitting to post or timber or metal gate including hinge, gudgeon, band, pivot plate or pivot socket, spring, gate catch or bolt (measured per fitting).	NO	19.68
Fencing - Client Inspection				
098003	U	CLIENT INSPECTION:FENCING Client Inspection:Undertake client inspection, testing etc in connection with fencing, report to Client Representative (any repairs required to be ordered must be instructed by CR).	IT	15.02

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
DRAINAGE				
Drainage Below Ground				
Drainage - New - Clay Pipes				
033101	R	DRAIN:INSTALL 100MM CLAY NE 1M DEEP Drain:Excavate ne 1m deep, compact bottoms 150mm concrete bed, lay 100mm clay pipe haunch in concrete, backfill, remove spoil and all fittings, connections, remove any existing drains, testing.	LM	159.01
033103	R	DRAIN:INSTALL 100MM CLAY 1-2M DEEP Drain:Excavate over 1m and ne 2m deep, compact bottoms, 150mm concrete bed, lay 100mm clay pipe haunch up, backfill, remove spoil, all fittings, connections, remove any existing drains, testing.	LM	254.13
Drainage - New - Plastic Pipes				
033301	R	DRAIN:INSTALL 110MM PVCU NE 1M DEEP Drain:Excavate ne 1m deep, compact bottoms 100mm gravel bed, 110mm diameter PVCu pipe and 210mm select backfill, backfill, remove spoil, all fittings, connections etc, remove existing drains.	LM	134.71
033303	R	DRAIN:INSTALL 110MM PVCU 1-2M DEEP Drain:Excavate over 1m and ne 2m deep, compact bottoms, 100mm gravel bed, 110mm diameter PVCu pipe 210mm select backfill, backfill, remove spoil, all fittings, connections etc, remove existing drains.	LM	227.34
Drainage - Existing - Repairs				
033501	R	DRAIN:REPAIR 100MM PIPE NE 1M DEEP Drain:Repair by locating damaged pipe, excavate ne 1m deep, ne 3m long, remove pipe, bed and surround, compact bottoms, 150mm concrete, bed, lay 100mm diameter clay pipe, backfill, all fittings.	NO	377.17
033503	R	DRAIN:REPAIR 100MM PIPE 1-2M DEEP Drain:Repair by locating damaged pipe, excavate ne 2m deep, ne 3m long, remove pipe, bed and surround, compact bottoms, 150mm concrete, bed, lay 100mm diameter clay pipe, backfill, all fittings.	NO	572.43
033505	R	DRAIN:REPAIR 150MM PIPE NE 1M DEEP Drain:Repair by locating damaged pipe, excavate ne 1m deep, ne 3m long, remove pipe, bed and surround, compact bottoms, 150mm concrete, bed, lay 150mm diameter clay pipe, backfill, all fittings.	NO	482.85
033507	R	DRAIN:REPAIR 150MM PIPE 1-2M DEEP Drain:Repair by locating damaged pipe, excavate ne 2m deep, ne 3m long, remove pipe, bed and surround, compact bottoms, 150mm concrete, bed, lay 150mm diameter clay pipe, backfill, all fittings.	NO	670.60
Gullies				
035001	R	GULLY:INSTALL CLAY BACK INLET GULLY Gully:Excavate, level, compact bottoms and set any type of vitrified clay gully with 100mm back inlet and grating including set and surround in concrete, backfill, remove spoil, reinstatement.	NO	247.06

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
035002	R	GULLY:RENEW BACK INLET GULLY Gully:Break out any concrete dishing or surround to gully, remove gully, additional excavation, compact, set PVCu gully with 100mm back inlet and grating, concrete, backfill, disposal, reinstatement.	NO	128.81
035003	R	GULLY:INSTALL PVCU BACK INLET GULLY Gully:Excavate, level, compact bottoms and set any type of PVCu gully with 100mm back inlet and grating including set and surround in concrete, backfill, remove spoil, reinstatement.	NO	98.77
035004	R	GULLY:INSTALL PVCU YARD GULLY Gully:Excavate, level and compact bottoms and set any type of PVCu yard gully and grating including set and surround in concrete, backfill, remove spoil, reinstatement.	NO	99.33
035005	R	GULLY:REMOVE AND SEAL OFF AND MAKE GOOD Gully:Excavate, remove existing gully (any type) seal pipe, backfill and make good, remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	19.85
035006	R	GULLY:RENEW YARD GULLY Gully:Renew missing or damaged any size or type of screwed down inspection plate to gully or rodding eye, remove waste and debris.	NO	114.35
035007	R	GULLY:RENEW ANY TYPE SURROUND AND KERB Gully:Renew precast concrete or brick gully surround or kerb bedded in cement mortar (1:4) including breaking up existing and remove spoil and reinstate paving, gardens and the like.	NO	27.22
035009	R	GULLY:RENEW GRATING Gully:Renew missing or damaged any size or type of gully grating.	NO	9.91
035013	R	GULLY:RENEW INSPECTION PLATE Gully:Renew missing or damaged any size or type of screwed down inspection plate to gully or rodding eye.	NO	36.09
Extra Over for Breaking Out and Reinstatement				
047001	U	MAIN AND DRAIN:REINSTATE CONCRETE PAVING Main and Drain:Extra for breaking up, remove spoil, subsequently reinstate up to 150mm thick concrete with hardcore sub-base under, up to 600mm wide including joints, make good to existing finishes.	LM	77.56
047003	U	MAIN AND DRAIN:REINSTATE TARMACADAM PAVING Main and Drain:Extra for breaking up, remove spoil, subsequently reinstate up to 100mm thick tarmacadam with hardcore sub-base under, up to 600mm wide including joints, make good to existing finishes.	LM	55.41
047005	U	MAIN AND DRAIN:REINSTATE FLAG PAVING Main and Drain:Extra for lifting, set aside and subsequently relaying flag paving and sub-base grout and point, ne 600mm wide including any extra cutting and bonding to existing paving.	LM	11.42
047007	U	MAIN AND DRAIN:REINSTATE BRICK PAVING Main and Drain:Extra for lifting, set aside and subsequently relaying brick paviors and sub-base grout and point, ne 600mm wide including all bonding to existing paving.	LM	53.06

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Manholes				
Manholes - Brick				
037001	R	MANHOLE:CONSTRUCT NEW BRICK NE 1.35M DEEP Manhole:Construct manhole ne 1.35m deep to invert in semi engineering bricks 225mm thick with 150mm thick concrete base, 100mm thick reinforced pcc cover slab, cover with frame, complete.	IT	1338.52
037003	R	MANHOLE:RENEW BRICK NE 1.35M DEEP Manhole:Renew manhole ne 1.35m deep to invert level in semi engineering bricks 225mm thick with 150mm thick concrete base, 100mm thick reinforced pcc cover slab, cover with frame, complete.	IT	1368.70
Inspection Chambers - Polypropylene				
037005	R	INSPECTION CHAMBER:NEW SHALLOW POLYPROPYLENE Inspection Chamber:Construct polypropylene shallow inspection chamber ne 600mm deep for 110mm dia PVCu pipe including cover and frame, excavation, backfill, remove spoil, reinstatement, testing.	IT	213.10
037007	R	INSPECTION CHAMBER:RENEW SHALLOW POLYPROPYLENE Inspection Chamber:Renew polypropylene shallow inspection chamber ne 600mm deep for 110mm dia PVCu pipe including cover and frame, excavation, backfill, remove spoil, reinstatement, testing.	IT	237.08
037009	R	INSPECTION CHAMBER:NEW UNIVERSAL POLYPROPYLENE Inspection Chamber:Construct polypropylene universal inspection chamber ne 1.00m deep for 110mm dia PVCu pipe including cover and frame, excavation, backfill, remove spoil, reinstatement.	IT	281.34
037011	R	INSPECTION CHAMBER:RENEW UNIVERSAL POLYPROPYLENE Inspection Chamber:Renew polypropylene universal inspection chamber ne 1.0m deep for 110mm diameter PVCu pipe including cover and frame, excavation, backfill, remove spoil, reinstatement, testing.	IT	294.92
Manhole - Covers and Slabs				
037013	R	MANHOLE:RENEW PCC COVER SLAB Manhole:Renew precast cover slab ne 1000x1500x100mm thick including bed in cement mortar (1:3), remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	96.08
037017	R	MANHOLE:REBED COVER AND OR FRAME Manhole:Lift and rebed existing cover and frame, bed frame in mortar (1:3) including break out of foundation required to ensure correct levels clean off and refix cover including reset in grease.	NO	21.31
037019	R	MANHOLE:RENEW COVER LIGHT GRADE Manhole:Renew manhole cover and frame, light duty single seal, any size including bed frame in cement mortar (1:3), remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	37.97
037021	R	MANHOLE:RENEW COVER MEDIUM GRADE Manhole:Renew manhole cover and frame, medium duty, single seal, any size including bed frame in cement mortar (1:3), remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	51.44

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ITEM	PRI	DESCRIPTION	UNIT	RATE
037022	R	MANHOLE:RENEW COVER HEAVY GRADE Manhole:Renew manhole cover and frame, heavy duty, single seal, any size including bed frame in cement mortar (1:3), remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	69.74
037027	R	MANHOLE:RENEW COVER-LIGHT-INTERNAL 610X475MM Manhole:Renew manhole cover and frame with stainless steel double seal light duty recessed inspection cover and frame any size including bed frame in mortar (1:3) fill cover.	NO	95.77
037029	R	INSPECTION COVER:RENEW-300X300MM Inspection Cover:Renew galvanised inspection cover and frame size 300x300mm including bed frame in cement mortar (1:3), remove spoil, and reinstate paving, gardens and the like as necessary.	NO	36.97
Clearing Blockages, CCTV and Testing				
Clearing Blockages				
039003	E	GULLY:CLEAN FLUSH OUT CLEAR BLOCKAGE Gully:Clear blockage to gully including rodding as necessary, flush with clean water and removal of debris to approved tip.	NO	13.52
039004	E	DRAIN:JET BLOCKAGE Drain:Clear blocked drain run by pressure jet, remove and refix manhole covers and gratings, includes all hire charges, flush out, test and remove spoil.	HR	90.00
039006	E	DRAIN:ROD BLOCKAGE Drain:Rod blocked drain run by rodding, remove and refix manhole covers and gratings as necessary, flush out, test and remove waste and debris.	IT	30.04
039009	E	MANHOLE:CLEAR BLOCKAGE NE 3.0M DEEP Manhole:Clear out debris to manhole ne 3.00m deep and remove from site, and flush out and test and remove waste and debris.	IT	15.02
039011	R	CHANNEL:CLEAN AND FLUSH OUT Channel:Clean out debris from channel to bin rooms/stores, porches and the like, including flush out and test, place debris in sealed refuse sack, remove waste and debris.	LM	12.52
039013	R	DRAIN CHANNELS:CLEAR Drain Channels:Clear drain channel and grating of all debris, including rodding as necessary, flush with clean water and removal of debris to approved tip.	LM	10.01
CCTV Drains				
039015	E	DRAIN:CCTV SURVEY Drain:Undertake CCTV survey of drain runs to identify fault or following repairs or jetting, remove and refix manhole covers and gratings, includes all hire charges supply report and video.	IT	270.00
Drain Testing				
039018	E	TEST:SMOKE OR PRESSURE TEST Test:Carry out smoke or pressure test to existing drain run and report to Client Representative (not to be claimed in association with any other works).	IT	36.34

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Land Drainage and Soakaways				
Land Drainage				
041000	R	LAND DRAIN:NE 100MM NE 1.0M DEEP Land Drain:Excavate trench maximum 630mm wide ne 1m deep, remove spoil, lay 50mm granular bed, ne 100mm concrete or PVCu land drain pipe and matting, backfill trench in stone and topsoil.	LM	165.24
041001	R	LAND DRAIN:NE 100MM NE 2.0M DEEP Land Drain:Excavate trench maximum 630mm wide over 1m ne 2m deep, remove spoil, lay 50mm granular bed, ne 100mm concrete or PVCu land drain pipe and matting, backfill trench in stone and topsoil.	LM	300.20
Soakaways				
041005	R	SOAKAWAY:EXCAVATE NEW Soakaway:Excavate for new soakaway ne 2.00m deep, lift/set aside/relay turf, remove excavated material, fill with hard, dry, broken, masonry, stone or gravel backfill, remove spoil.	CM	310.38
041007	R	SOAKAWAY:CLEAR EXISTING Soakaway:Excavate to locate soakaway ne 2.00m deep, lift/set aside/relay turf, remove excavated material, clear debris from soakaway, refill with new and existing soakaway medium, backfill.	CM	310.38
Drainage - Aco Domestic Channel Drains				
042001	R	DRAIN:INSTALL ACO DOMESTIC CHANNEL PLASTIC Drain:Supply and lay ACO HEX or similar polypropylened channel drain and grating, clip channels together, with fixings, outlets, angle and end units, make connections, test, remove waste and debris.	LM	26.36
042003	R	DRAIN:INSTALL ACO DOMESTIC CHANNEL STEEL Drain:Supply and lay ACO HEX or similar polypropylened channel drain, galvanised steel grating, clip channels together, fixings, outlets, angle, end units, make connections, test, remove debris.	LM	27.68
042005	R	DRAIN:INSTALL ACO DOMESTIC CHANNEL BRICKSLOT Drain:Supply and lay ACO HEX OR SIMILAR brickslot poypropylened channel drain, clip channels together, with all fixings, outlets, angle and end units, make connections, test, remove waste and debris.	LM	33.37
Septic Tank De-sludging				
043001	U	SEWAGE TREATMENT PLANT:DESLUDGE SMALL SCALE Sewage Treatment Plant:Undertake quarterly desludge of small scale plant by a licensed waste disposal contractor, transport, dispose of sludge, make good (rate per 1000 litres of sludge etc. removed).	IT	80.00
Drainage - Client Inspection				
098005	U	CLIENT INSPECTION:DRAINAGE Client Inspection:Undertake client inspection, testing etc in connection with drainage,report to Client Representative (any repairs required to be ordered must be instructed CR).	IT	15.02

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
BRICKWORK				
Brick/Block Walling				
Walls - Demolition				
101101	R	WALL:DEMOLISH EXTERNAL 1/2B WALL Wall:Take down external half brick wall and remove spoil.	SM	27.79
101103	R	WALL:DEMOLISH EXTERNAL 1B WALL Wall:Take down external one brick wall and remove spoil.	SM	48.43
101105	R	WALL:DEMOLISH EXTERNAL 1-1/2B WALL Wall:Take down external one and a half brick wall and remove spoil.	SM	77.58
101107	R	WALL:DEMOLISH EXTERNAL CAVITY WALL Wall:Take down external cavity wall and remove spoil.	SM	45.70
101109	R	WALL:DEMOLISH EXTERNAL BLOCKWORK NE 100MM Wall:Take down ne 100mm thick external block wall and remove spoil.	SM	20.41
101111	R	WALL:DEMOLISH EXTERNAL BLOCKWORK NE 225MM Wall:Take down exceeding 100mm and ne 225mm thick external block wall and remove spoil.	SM	38.42
101121	R	WALL:DEMOLISH PLASTERED 1/2B WALL Wall:Take down half brick or 100mm blockwork non-load bearing wall, remove spoil, including associated doors, frames, skirtings, plaster etc., make good the existing structure and finishes.	SM	41.81
101123	R	WALL:DEMOLISH PLASTERED 1B WALL Wall:Take down one brick or over 100mm, ne 225mm blockwork non-load bearing wall, remove spoil, including associated doors, frames, plaster etc., make good the existing structure and finishes.	SM	67.14
Walls - Construction				
101301	R	WALL:BUILD 1/2B WALL IN COMMONS Wall:Supply and lay new common bricks in half brick wall bedded and pointed in cement lime mortar (1:1:6).	SM	102.90
101303	R	WALL:BUILD 1B WALL IN COMMONS Wall:Supply and lay new common bricks in one brick wall bedded and pointed in cement lime mortar (1:1:6).	SM	184.82
101305	R	WALL:BUILD 1-1/2B WALL IN COMMONS Wall:Supply and lay new common bricks in one and a half brick wall in cement lime mortar (1:1:6).	SM	266.61
101307	R	WALL:BUILD CAVITY WALL IN COMMONS Wall:Supply and lay new common bricks in cavity wall to match existing, bedded and pointed in cement lime mortar (1:1:6) including form cavity with 5 No. wall ties per square metre.	SM	196.78
101308	R	WALL:BUILD INSULATED CAVITY WALL IN COMMONS Wall:Supply and lay new common bricks in cavity wall to match existing, bedded and pointed in cement lime mortar (1:1:6) including form cavity with 5 No. wall ties per square metre, insulation batts.	SM	207.94

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ITEM	PRI	DESCRIPTION	UNIT	RATE
101309	R	WALL:BUILD 1/2B WALL IN FACINGS Wall:Supply and lay new facing bricks in half brick wall bedded and pointed in cement lime mortar (1:1:6) as the work proceeds.	SM	150.61
101311	R	WALL:BUILD 1B WALL IN FACINGS Wall:Supply and lay new facing bricks in one brick wall bedded and pointed in cement lime mortar (1:1:6) as the work proceeds.	SM	277.74
101313	R	WALL:BUILD CAVITY WALL IN FACINGS Wall:Supply and lay new facing bricks in cavity wall to match existing, bedded and pointed in mortar (1:1:6) as the work proceeds including form cavity with 5 No. wall ties per square metre.	SM	282.19
101317	R	WALL:BUILD NE 100MM BLOCK WALL Wall:Supply and lay new 75 or 100mm thick blockwork in walls, bedded and pointed in cement lime mortar (1:1:6).	SM	50.98
101319	R	WALL:BUILD 225MM BLOCK WALL Wall:Supply and lay new 225mm thick blockwork in walls, bedded and pointed in cement lime mortar (1:1:6).	SM	96.99
Walls - Rebuilding				
101501	R	WALL:REBUILD 1/2B WALL IN COMMONS Wall:Demolish as necessary, clean off and clear away, rebuild half brick wall in common bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	117.92
101503	R	WALL:REBUILD 1B WALL IN COMMONS Wall:Demolish as necessary, clean off and clear away, rebuild one brick wall in common bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	212.36
101505	R	WALL:REBUILD 1/2B WALL IN FACINGS Wall:Demolish as necessary, clean off and clear away, rebuild half brick wall in facing bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	168.14
101507	R	WALL:REBUILD 1B WALL IN FACINGS Wall:Demolish as necessary, clean off and clear away, rebuild one brick wall in facing bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	302.77
101511	R	WALL:REBUILD NE 100MM BLOCK WALL Wall:Demolish as necessary, clean off and clear away, rebuild 100mm blockwork in cement lime mortar (1:1:6) bed and point to match existing and remove waste and debris.	SM	58.49
101513	R	WALL:REBUILD 225MM BLOCK WALL Wall:Demolish as necessary, clean off and clear away, rebuild 225mm blockwork in cement lime mortar (1:1:6) bed and point to match existing and remove waste and debris.	SM	104.50
101515	R	FIREWALL:REBUILD 1B WALL IN COMMONS Firewall:Demolish as necessary, clean off, clear away and rebuild one brick firewall in roof space, in common bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove spoil.	SM	247.41

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ITEM	PRI	DESCRIPTION	UNIT	RATE
101517	R	CHIMNEY BREAST:REBUILD IN ROOF SPACE Chimney Breast:Demolish as necessary, clean off, rebuild chimney breast in roof space, in common bricks, bed and point in mortar (1:1:6) to match existing, make good, remove waste and debris.	SM	247.41
Piers				
101701	R	PIER:REBUILD 1B WIDE ATTACHED IN COMMONS Pier:Demolish as necessary, clean off, clear away, rebuild attached pier in commons, one brick wide x half brick projection, bedded, pointed in mortar (1:1:6) to match existing and remove spoil.	LM	42.69
101703	R	PIER:REBUILD 1B ISOLATED IN COMMONS Pier:Demolish as necessary, clean off, clear away, rebuild one brick isolated pier in commons with brick on edge coping, bedded, pointed in mortar (1:1:6) to match existing, building in gudgeons etc.	LM	122.79
101705	R	PIER:REBUILD 1-1/2B WIDE ATTACHED IN COMMONS Pier:Demolish as necessary, clean off, clear away, rebuild attached pier in commons, one and a half brick wide, half brick projection, bed, point in mortar (1:1:6) to match existing and remove spoil.	LM	71.92
101707	R	PIER:REBUILD 1-1/2B ISOLATED IN COMMONS Pier:Demolish as necessary, clean off, clear away, rebuild one and a half brick isolated pier in common bricks with boe coping, bedded, pointed in mortar (1:1:6) to match, build in gudgeons etc.	LM	175.51
101709	R	PIER:REBUILD 1B WIDE ATTACHED IN FACINGS Pier:Demolish as necessary, clean off, clear away, rebuild attached pier in facings, one brick wide x half brick projection, bedded, pointed in mortar (1:1:6) to match existing and remove spoil.	LM	63.08
101711	R	PIER:REBUILD 1B ISOLATED IN FACINGS Pier:Demolish as necessary, clean off, clear away, rebuild one brick isolated pier in facings with boe coping, bedded, pointed in mortar (1:1:6) to match existing, building in gudgeons etc.	LM	145.69
101713	R	PIER:REBUILD 1-1/2B WIDE ATTACHED IN FACINGS Pier:Demolish as necessary, clean off, clear away, rebuild attached pier in facings, one and a half brick wide, half brick projection, bed, point in mortar (1:1:6) to match existing, remove spoil.	LM	101.50
101715	R	PIER:REBUILD 1-1/2B ISOLATED IN FACINGS Pier:Demolish as necessary, clean off, clear away, rebuild one and a half brick isolated pier in facings with boe coping, bedded, pointed in mortar (1:1:6) to match, building in gudgeons etc.	LM	221.68
Brick/Block Repairs				
101901	R	WALL:REPAIR FRACTURE Fracture:Remove any applied finish, cut out bricks as necessary to either side of fracture, one face only, stitch in new bricks, bed and point to match existing in mortar (1:1:6), make good finishes.	LM	76.82
101903	R	WALL:REPAIR SMALL PATCH IN COMMONS Wall:Cut out bricks from face of wall, clean and clear away, lay upto 15 No. new common bricks in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.	IT	33.39

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ITEM	PRI	DESCRIPTION	UNIT	RATE
101905	R	WALL:REPAIR LARGE PATCH IN COMMONS Wall:Cut out bricks from face of wall, clean and clear away, lay over 15 No. new common bricks up to 2sm in area in mortar (1:1:6), bond, bed and point to match existing and remove spoil.	IT	175.51
101907	R	WALL:REPAIR SMALL PATCH IN FACINGS Wall:Cut out bricks from face of wall, clean and clear away, lay up to 15 No. new facing bricks in cement lime mortar (1:1:6), bond, bed and point to match existing and remove spoil.	IT	40.68
101909	R	WALL:REPAIR LARGE PATCH IN FACINGS Wall:Cut out bricks from face of wall, clean and clear away, lay over 15 No. new facing bricks up to 2sm in area in mortar (1:1:6), bond, bed and point to match existing and remove spoil.	IT	246.52
101911	R	WALL:RENEW INDIVIDUAL 100MM BLOCK Wall:Cut out old 100mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (first block).	NO	8.90
101913	R	WALL:RENEW SUBSEQUENT 100MM BLOCKS Wall:Cut out old 100mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (subsequent blocks).	NO	6.40
101915	R	WALL:RENEW INDIVIDUAL 225MM BLOCK Wall:Cut out old 225mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (first block).	NO	16.42
101917	R	WALL:RENEW SUBSEQUENT 225MM BLOCKS Wall:Cut out old 225mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (subsequent blocks).	NO	13.91
Repointing				
102103	R	WALL:RAKE OUT AND REPOINT BRICKWORK Wall:Rake out existing joints of brickwork minimum 12mm deep and repoint brickwork in mortar to match existing and remove waste and debris.	SM	31.45
102105	R	WALL:RAKE OUT AND REPOINT JOINT OF BRICKWORK Wall:Rake out existing mortar joint as necessary min 12mm and repoint in mortar to match existing in joints to cills, sides of door/window frames or concrete cladding joints etc and remove spoil.	LM	4.15
102107	R	WALL:RAKE OUT AND REPOINT EXPANSION JOINT Wall:Rake out existing pointing to expansion joint minimum 18mm deep and repoint in mastic to match existing and remove waste and debris.	LM	9.57
Tell Tales				
102301	R	TELL TALE:BED IN GLASS TELL TALE Tell Tale:Hack out cement joint in brickwork and supply and bed in glass tell tale in cement mortar (1:3).	NO	15.62

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Cavities				
102503	R	WALL: CLEAR CAVITY AREAS NE 1.0SM Wall: Cut out bricks in areas ne 1sm for access into cavity, clear blockage, make good insulation, remove spoil, clean and replace bricks and bed and point in mortar (1:1:6) to match existing.	IT	80.99
102505	R	WALL: CLEAR CAVITY AREA DEFECTIVE INSULATION NE 1SM Wall: Cut out bricks in areas ne 1sm for access into cavity, clear blockage, remove defective insulation, remove spoil, clean and replace bricks and bed and point in mortar (1:1:6) to match existing.	IT	88.50
Openings - Minor				
102719	R	HOLE: MAKE GOOD HOLE ANY DIAMETER Hole: Make good any diameter hole after removal or around any diameter existing pipe passing through brick/block wall, including make good finishes.	NO	8.23
102721	R	HOLE: HOLE FOR CAVITY INSPECTION Hole: Drill hole through half brick skin of cavity wall for purpose of boroscope inspection of cavity, remove waste and debris, and make good on completion (inspection undertaken by others).	NO	4.49
102723	R	HOLE: CAVITY WALL INSPECTION 1 Hole: Drill hole through half brick skin for boroscope inspection, photograph, report, make good (claim for each individual boroscope report) (single inspection at property or on block).	NO	83.00
102725	R	HOLE: CAVITY WALL INSPECTION 2-5 Hole: Drill holes through half brick skin for boroscope inspection, photograph, report, make good (claim for each individual boroscope report) (2 to 5 inspections at property or on block).	NO	137.67
102727	R	HOLE: CAVITY WALL INSPECTION 6-10 Hole: Drill holes through half brick skin for boroscope inspection, photograph, report, make good (claim for each individual boroscope report) (6 to 10 inspections at property or on block).	NO	276.06
102729	R	HOLE: CAVITY WALL INSPECTION 11+ Hole: Drill holes through half brick skin for boroscope inspection, photograph, report, make good (claim for each individual boroscope report) (over 11 inspections at property or on block).	NO	448.10
Openings - Internal Door				
102731	R	OPENING: FORM IN 1/2B INTERNAL WALL FOR DOOR Opening: Cut or form opening for internal doorway in plastered half brick wall, insert lintol, quoin up jambs, make good all works disturbed including decorations, temporary propping and remove spoil.	IT	216.62
102733	R	OPENING: FORM IN 1B INTERNAL WALL FOR DOOR Opening: Cut or form opening for internal doorway in plastered one brick wall, insert lintol, quoin up jambs, make good all works disturbed including decorations, temporary propping and remove spoil.	IT	287.94
102740	R	OPENING: CONVERT OR EXTEND DOOR IN 100MM BLOCK Opening: Remove existing door frame, cut or form opening for window over 1.00sm in 100mm blockworkl, steel lintol, dpc, quoin up jambs, form arch, cill, to match, make good, propping, remove spoil.	IT	133.18

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ITEM	PRI	DESCRIPTION	UNIT	RATE
102741	R	OPENING:BUILD UP INTERNAL IN 100MM BLOCKS Opening:Build up internal door opening in 100mm blockwork bedded, pointed in mortar to match existing, prepare opening, cut, tooth, bond jambs to receive blockwork, make good, remove spoil.	IT	211.96
102743	R	OPENING:BUILD UP INTERNAL IN COMMONS 1/2B THICK Opening:Build up internal door opening in half brick commons, bedded, pointed in mortar to match existing, prepare opening, cut, tooth, bond jambs to receive brickwork, make good, remove spoil.	IT	314.90
102745	R	OPENING:BUILD UP INTERNAL IN COMMONS 1B THICK Opening:Build up internal door opening in one brick commons, bedded, pointed in mortar to match existing, prepare opening, cut, tooth, bond jambs to receive brickwork, make good, remove spoil.	IT	493.37
Openings - External Door/Window				
102751	R	OPENING:FORM DOOR IN EXTERNAL WALL Opening:Cut or form opening for door over 1.00sm in cavity wall, insert steel lintol, dpc, quoin up jambs, form arch and step, to match existing, make good, propping, temporary supports, remove spoil.	SM	228.64
102753	R	OPENING:FORM WINDOW IN EXTERNAL WALL Opening:Cut or form opening for window over 1.00sm in cavity wall, insert steel lintol, dpc, quoin up jambs, form arch and cill, to match existing, make good, temporary propping, remove spoil.	SM	274.55
102761	R	OPENING:ENLARGE EXISTING WINDOW Opening:Cut out and reform opening for window over 1.00sm in cavity wall, insert steel lintol, dpc, quoin up jambs, form arch and cill, to match, make good, propping, temporary supports, remove spoil.	SM	234.97
102763	R	OPENING:ADAPT EXTERNAL DOOR TO WINDOW Opening:Remove existing door frame, adapt opening for window over 1.00sm in cavity wall, steel lintol, dpc, quoin up jambs, form arch, cill, to match, make good, propping, remove spoil.	IT	244.25
102765	R	OPENING:CONVERT OR EXTEND DOOR INTO WINDOW Opening:Remove existing door frame, cut or form opening for window over 1.00sm in cavity wall, steel lintol, dpc, quoin up jambs, form arch, cill, to match, make good, propping, remove spoil.	SM	291.61
102771	R	OPENING:BUILD UP EXTERNAL IN COMMONS Opening:Build up existing opening for door or window, in commons and blockwork skins in mortar, cut, tooth, bond, external 2 coats render, plaster internal, dpc, ties, make good and remove spoil.	SM	198.30
102773	R	OPENING:BUILD UP EXTERNAL IN FACINGS Opening:Build up existing opening for door or window, in facings and blockwork skins in mortar, point to match existing, cut, tooth, bond, plaster internal, dpc, ties, make good and remove spoil.	SM	229.08
Lintels and Arches				
102901	R	LINTEL:RENEW PCC LINTEL 100X150 Lintel:Cut out and renew with 100x150mm pcc lintel with 2 No. 16mm bars, bed ends in mortar (1:1:6), cut and pin renew dpc, make good brickwork, plasterwork, sealant fillets, remove waste and debris.	LM	119.08

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ITEM	PRI	DESCRIPTION	UNIT	RATE
102905	R	LINTEL:RENEW WITH CATNIC NE 2.5M LONG Lintel:Cut out existing and renew with steel Catnic type lintel ne 2.50m long, fit cavity tray dpc, make good brickwork/blockwork, plasterwork, sealant fillets and remove waste and debris.	NO	259.18
102907	R	ARCH:RENEW BRICK ON EDGE Arch:Renew brick on edge arch in facings, bed and point in mortar to match existing, temporary supports, make good/rebuild as necessary, renew sealant fillets and remove spoil.	LM	82.21
102911	R	ARCH:RENEW BRICK ON END Arch:Renew brick on end arch in facings, bed and point in mortar to match existing, temporary supports, make good/rebuild as necessary, renew sealant fillets and remove spoil.	LM	87.21
Cills and Thresholds				
103101	R	CILL:RENEW SINGLE QUARRY TILE Cill:Renew any quarry tile to cill, bed in mortar and point to match existing including clean off and all cutting and all making good and remove waste and debris.	NO	13.54
103103	R	CILL:RENEW WITH 2 COURSE QUARRY TILES Cill:Renew any cill with quarry tile cill two courses high bedded in cement mortar including carefully cutting out existing cill, insert new dpc, make good and remove spoil.	LM	56.02
103105	R	CILL:MAKE GOOD DAMAGED CONCRETE CILL Cill:Hack off defective area of concrete cill, clean, treat any exposed reinforcement, insert new 6mm reinforcing bars, apply bonding agent, reform cill to existing profiles, formwork, make good.	NO	63.53
103107	R	CILL:RENEW PCC CILL Cill:Cut out existing cill and renew with pcc cill, bedded in cement lime mortar (1:1:6), renew dpc and make good brickwork, plasterwork, sealant and or cement fillets and remove spoil.	LM	69.63
103109	R	CILL:REBED INDIVIDUAL BRICK TO CILL Cill:Rebed individual brick to any type of brick cill including take off, clean and rebed and point in mortar to match existing and make good to all finishes and fillets and remove waste and debris.	NO	4.65
103111	R	CILL:REBED BRICK ON EDGE CILL Cill:Rebed brick on edge cill to one brick wall including take off, clean and rebed and point in mortar to match existing and make good to all finishes and fillets and remove waste and debris.	LM	33.39
103113	R	CILL:RENEW BRICK ON EDGE CILL Cill:Renew brick on edge cill to one brick wall, new dpc, facings to match existing, bed and point in mortar (1:1:6), make good all brickwork, plasterwork, cement fillets, remove waste and debris.	LM	58.41
103115	R	CILL:REBED BRICK ON END CILL Cill:Rebed brick on end soldier course to half brick wall including take off, clean and rebed and point in mortar to match existing, make good to all finishes and fillets and remove waste and debris.	LM	30.89

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ITEM	PRI	DESCRIPTION	UNIT	RATE
103117	R	CILL:RENEW BRICK ON END CILL Cill:Renew brick on end soldier course to half brick wall, new dpc, facings to match existing bed, point in mortar (1:1:6), make good fillets brickwork, plasterwork, remove waste and debris.	LM	55.91
103119	R	THRESHOLD:RENEW WITH PCC Threshold:Break out existing and renew with pcc threshold size ne 80x140mm with water bar, finished fair on exposed faces bedded and jointed in cement lime mortar (1:1:6) and remove spoil.	NO	79.93
103121	R	THRESHOLD:RENEW WITH INSITU CONCRETE Threshold:Break out existing and renew with insitu concrete (1:2:4), threshold ne 80x140mm with water bar, formwork and finished fair on exposed faces, make good all work disturbed, remove spoil.	NO	86.98
Copings				
103301	R	COPING:RENEW ISOLATED BRICK ON EDGE Coping:Renew isolated brick in brick on edge coping, clean and prepare wall and brick and bed and point new brick in cement lime mortar (1:1:6) all to match existing and remove waste and debris.	NO	5.89
103302	R	COPING:RENEW BRICK ON EDGE Coping:Take off existing brick coping to one brick wall, clean off, stack for re-use, provide additional bricks, bed and point brick on edge coping in mortar (1:1:6), remove waste and debris.	LM	41.69
103303	R	COPING:REBED BRICK ON EDGE COPING Coping:Take off brick coping to one brick wall, clean mortar from bricks and top of wall, clear away rubble, rebed bricks in cement lime mortar (1:1:6), point to match existing and remove spoil.	LM	33.39
103305	R	COPING:LAY NEW BRICK ON EDGE COPING Coping:Supply and lay facing bricks in brick on edge coping to one brick wall in cement lime mortar (1:1:6) and point as the work proceeds.	LM	42.45
103306	R	COPING:LAY NEW BRICK ON END COPING Coping:Supply and lay facing bricks in brick on end coping to half brick wall in cement lime mortar (1:1:6) and point as the work proceeds.	LM	44.68
103307	R	COPING:REBED PCC COPING Coping:Take off precast coping ne 300mm wide, clean mortar from top of wall and coping, bed and point in cement lime mortar (1:1:6) with bonding agent and remove waste and debris.	LM	9.43
103311	R	COPING:LAY NEW PCC COPING Coping:Supply and lay new precast concrete coping ne 300mm wide in section to match existing, bedded and pointed in cement lime mortar (1:1:6) with bonding agent.	LM	22.46
103312	R	COPING:RENEW PCC COPING TO MATCH Coping:Take off pcc coping ne 300mm wide, clean top of wall, supply and lay new pcc coping to match existing, bed and point in mortar (1:1:6) with bonding agent, remove waste and debris.	LM	23.96
103315	R	COPING:RENEW TILE CREASING Coping:Renew any single tile creasing to wall in conjunction with coping renewal including clean off, lay, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	LM	13.21

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ITEM	PRI	DESCRIPTION	UNIT	RATE
103317	R	COPING:RENEW 2 ROW TILE CREASING Coping:Renew any double tile creasing to wall in conjunction with coping renewal including clean off, lay, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	LM	28.93
Damp Proof Courses				
110001	R	DPC:INSTALL NEW CAVITY TRAY DPC DPC:Cut out three courses of brickwork to external skin, chase internal skin, lay polypropylene base cavity tray, relay brickwork in mortar (1:1:6) and treat with waterproof solution and remove debris	LM	57.62
110003	R	DPC:INSTALL PROPRIETARY CAVITY TRAY DPC DPC:Cut out external skin of brick/block/stone/ reconstructed stone wall, chase internal skin, build in proprietary cavity tray, relay wall in mortar (1:1:6), point to match, remove debris.	LM	88.85
110005	R	WALL 11.5CM:INSERT DPC EXTERNAL Wall 11.5cm:Cut out brickwork externally, supply and insert new polypropylene base dpc, relay and make good brickwork in mortar (1:3) and make good all finishes and remove waste and debris.	LM	44.58
110007	R	WALL 11.5CM:INSERT DPC INTERNAL Wall 11.5cm:Cut out brickwork internally, supply and insert new polypropylene base dpc, relay and make good brickwork in mortar (1:3) and make good all finishes and remove waste and debris.	LM	45.69
Anti-Fungicide Treatment				
114001	R	WALL OR CEILING:APPLY ANTI-FUNGICIDE Wall or Ceiling:Brush down and apply anti-fungicide solution to walls and or ceilings and wash off traces of fungus and remove waste and debris.	SM	2.85
Airbricks and Vents				
Airbricks				
115001	R	AIRBRICK:RENEW WITH PVC Airbrick:Cut out existing airbrick and renew with 225x150mm PVC ventilator, bed and point in cement lime mortar (1:1:6) and make good any finishes and remove waste and debris.	NO	19.62
115003	R	AIRBRICK:INSTALL NEW PVC VENT Airbrick:Cut or form opening in wall and insert 225x150mm PVC ventilator, bed, point in mortar (1:1:6), insert cavity lining and internal vent with flyscreen, make good finishes, remove spoil.	NO	71.43
115005	R	AIRBRICK:RENEW CLAY OR CONCRETE VENT Airbrick:Cut out existing airbrick and renew with 225x150mm clay/concrete ventilator, bed and point in cement lime mortar (1:1:6) and make good any finishes and remove waste and debris.	NO	23.77
115007	R	AIRBRICK:INSTALL NEW CLAY OR CONCRETE VENT Airbrick:Cut or form opening in wall and insert 225x150mm clay/concrete ventilator, bed, point in mortar (1:1:6), insert cavity lining, internal vent with flyscreen, make good, remove spoil.	NO	75.59
115009	R	AIRBRICK:REBED LOOSE VENT Vent:Take out loose ventilator or airbrick and rebed and point in cement lime mortar (1:1:6) to match existing.	NO	12.66

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ITEM	PRI	DESCRIPTION	UNIT	RATE
115010	R	AIR BRICK OR VENT:BRICK UP OPENING Airbrick or Vent:Cut out existing airbrick or vent and infill opening with faced brickwork to match existing or with common brickwork with rendered finished, make good, and remove waste and debris.	NO	15.83
115011	R	VENTILATOR:RENEW PVC OR ALUMINIUM Ventilator:Supply and fix 225x150mm Hit and Miss PVC or aluminium ventilator grille fixed to any background including remove any existing ventilator, make good to all finishes, remove spoil.	NO	13.34
Ventilators				
115012	R	VENT:INSTALL PROPRIETARY VENT KIT Vent:Supply and install approx. 125mm diameter proprietary ventilator kit complete including core drill openings through external/internal cavity walls, install vent kit, make good, remove spoil.	NO	99.81
115014	R	VENT:INSTALL TUMBLE VENT KIT Vent:Supply and install approx. 100mm diameter tumble drier vent kit complete including 3 metre length of 100mm flexible pvc ducting, cut openings in walls, install kit, make good, remove spoil.	NO	75.26
Chimneys				
Chimney Stacks				
120001	R	CHIMNEY:REBUILD 4 COURSE 1 FLUE Chimney:Take down and rebuild 4 courses to single flue stack, clean/store bricks, rebuild, renew any defective bricks, refix/renew pot, liner, pcc capping, flashings, dpc, make good, remove spoil.	IT	201.57
120003	R	CHIMNEY:REBUILD 1 COURSE 1 FLUE Chimney:Extra to take down and rebuild single flue stack for each additional course taken down and rebuilt.	IT	31.44
120005	R	CHIMNEY:REBUILD 4 COURSE 2 FLUE Chimney:Take down and rebuild 4 courses to two flue stack, clean/store bricks, rebuild, renew any defective bricks, refix/renew pots, liners, pcc capping, flashings, dpc, make good, remove spoil.	IT	366.18
120007	R	CHIMNEY:REBUILD 1 COURSE 2 FLUE Chimney:Extra to take down and rebuild two flue stack for each additional course taken down and rebuilt.	IT	62.26
120009	R	CHIMNEY:REBUILD 4 COURSE 4 FLUE Chimney:Take down and rebuild 4 courses to four flue stack, clean/store bricks, rebuild, renew any defective bricks, refix/renew pots, liners, pcc capping, flashings, dpc, make good, remove spoil.	IT	610.13
120011	R	CHIMNEY:REBUILD 1 COURSE 4 FLUE Chimney:Extra to take down and rebuild four flue stack for each additional course taken down and rebuilt.	IT	105.27
120013	R	CHIMNEY:REBUILD 4 COURSE 6 FLUE Chimney:Take down and rebuild 4 courses to six flue stack, clean/store bricks, rebuild, renew any defective bricks, refix/renew pots, liners, pcc capping, flashings, dpc, make good, remove spoil.	IT	943.44

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ITEM	PRI	DESCRIPTION	UNIT	RATE
120015	R	CHIMNEY:REBUILD 1 COURSE 6 FLUE Chimney:Extra to take down and rebuild six flue stack for each additional course taken down and rebuilt.	IT	142.68
120017	R	CHIMNEY:REBUILD 4 COURSE 8 FLUE Chimney:Take down and rebuild 4 courses to eight flue stack, clean/store bricks, rebuild, renew any defective bricks, refix/renew pots, liners, pcc capping, flashings, dpc, make good, remove spoil.	IT	1249.02
120019	R	CHIMNEY:REBUILD 1 COURSE 8 FLUE Chimney:Extra to take down and rebuild eight flue stack for each additional course taken down and rebuilt.	IT	178.49
120021	R	CHIMNEY:DEMOLISH STACK AND MAKE GOOD ROOF Chimney:Demolish chimney stack complete down to below roof level, cap flues with pcc slab, cut into flues, insert 225x225mm airbricks, extend roof covering to match existing, remove waste and debris.	IT	540.02
120023	R	CHIMNEY:SEAL FLUE Chimney:Remove pot and seal flue opening to chimney stack with slates bedded in mortar (1:1:6) cut out and insert air vent in chimney breast, make good all works disturbed and remove spoil.	IT	126.67
120025	R	CHIMNEY:RENEW FACING BRICKS NE 6NO Chimney:Renew facing brick to chimney stack ne 6 No. cut out defective brick, lay new facing brick bedded and pointed in mortar to match existing, make good and remove waste and debris (per brick).	NO	9.36
120027	R	CHIMNEY:RENEW BRICKS NE 0.50SM Chimney:Renew facing bricks in chimney stack in area ne 0.50sm, cut out defective bricks, lay new facing bricks bedded and pointed in mortar to match existing and remove waste and debris.	NO	172.55
120029	R	CHIMNEY:RAKE OUT AND REPOINT STACK Chimney:Rake out joints to brickwork to chimney stack, minimum 12mm, and repoint in cement lime mortar (1:1:6) to match existing make good all works disturbed and remove waste and debris.	SM	56.24
120031	R	CHIMNEY:RENEW TWO COAT RENDER TO STACK Chimney:Renew any thickness of render to chimney, hack off, rake out, prepare and apply 18mm thick two coats cement and sand render trowelled smooth including all labours, and remove waste and debris.	SM	82.92
Flue Sundries				
125001	E	CHIMNEY:BALL FLUE AND CLEAR OBSTRUCTION Chimney:Ball chimney flue, clear obstruction and clean up including all associated work and remove waste and debris.	IT	41.55
125003	E	CHIMNEY:BALL FLUE REMOVE COWL Chimney:Remove cowl, ball chimney flue, clear obstructions and clean up, refix cowl, including all associated works and remove waste and debris.	IT	59.91
125005	E	CHIMNEY:CLEAR BLOCKED FLUE IN ROOF Chimney:Clear blockage from flue in roof area, cut into flue, remove blockage, rebuild and make good flue and stack, and remove waste and debris.	IT	193.47

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ITEM	PRI	DESCRIPTION	UNIT	RATE
125007	E	CHIMNEY:CLEAR BLOCK FLUE IN BREAST Chimney:Clear blockage from flue in chimney breast cut hole in breast and flue, remove blockage, make good to flue, breast and wall finishes, and remove waste and debris.	IT	220.58
125010	E	CHIMNEY:SWEEP FLUE - REGISTERED Chimney:Sweep flue, including protect carpets, furniture etc., remove waste and debris, work to be undertaken by a registered chimney sweep.	IT	95.79
125011	E	CHIMNEY:SMOKE TEST AND REPORT Chimney:Smoke test flue including all associated work and written report to Client's Representative.	IT	26.91
125013	E	FLUE:CCTV SURVEY Flue:Undertake CCTV survey of chimney flue to identify fault or post repairs, remove, refix fire or fire surround, access equipment, report and video/CD to CR (rate includes for travelling time).	IT	157.00
Chimney Pots, Caps, Cowls etc.				
130003	R	CHIMNEY:RENEW POT NE 900MM HIGH Chimney:Renew existing pot with any new pot ne 900mm high including clean off, alter existing opening to suit, bed and flaunch in cement mortar (1:3), make good and remove waste and debris.	NO	133.56
130007	R	CHIMNEY:RENEW MARCONE NE 990MM Chimney:Renew existing pot with Marcone Flue terminal ne 990mm high including clean off, alter existing opening to suit, bed and flaunch in cement mortar (1:3), make good and remove waste and debris.	NO	242.43
130009	U	CHIMNEY:REBED POT Chimney:Remove and refix existing pot including clean off pot and flaunching, prepare and rebed in mortar (1:3) and make good flaunching and remove waste and debris.	NO	37.16
130011	R	CHIMNEY:INSTALL COLT COWL Chimney:Supply and fix new Colt type cowl to chimney pot.	NO	106.15
130013	R	CHIMNEY:INSTALL AEROCOWL TO POT Chimney:Supply and fix new 175x150mm diameter Aerocowl to chimney pot.	NO	128.93
130015	R	CHIMNEY:450MM VENTED CAP TO POT Chimney:Supply and fix new terra cotta vented cap 450mm high to chimney pot.	NO	38.53
130017	R	CHIMNEY:RENEW GC GAS TERMINAL Chimney:Supply and fix GC gas terminal including remove old terminal, clean off bed, alter opening to suit and bed and flaunch terminal in mortar (1:3), make good and remove waste and debris.	NO	94.51
130019	R	CHIMNEY:RENEW GALVANISED WIRE BIRDCAGE Chimney:Renew heavy galvanised wire birdcage to any size chimney pot including removal of old cage, make good and remove waste and debris.	NO	46.68

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Meter Cupboards				
Gas/Electric Meter Cupboards				
135001	R	METER CUPBOARD:PROPRIETARY RENEW OR SUPPLY NEW Meter Cupboard:Renew or fix new approved meter cupboard size 400x560x215mm complete with locking device and all other ironmongery and plug and screw to walls and make good and remove waste and debris.	NO	73.76
135002	R	METER CUPBOARD:PM RENEW OR SUPPLY NEW Meter Cupboard:Renew or supply and fix 12mm hw lipped plywood and softwood framing meter/consumer unit size ne 1.20mm long x ne 1.00 mm high with door, lock etc., decorate, make good, remove debris.	NO	127.87
135003	R	METER CUPBOARD:RENEW PROPRIETARY DOOR Meter Cupboard:Take off existing, and renew any type of proprietary meter cupboard door complete with lock and hinges to external meter cupboard and remove waste and debris.	NO	52.46
135004	R	METER CUPBOARD:RENEW PM TIMBER DOOR Meter Cupboard:Take off existing door to purpose made internal meter/consumer unit cupboard, renew with 12mm hw lipped plywood door complete, ease, adjust, decorate, make good, remove waste and debris	NO	65.92
135005	R	METER CUPBOARD:RENEW METAL DOOR AND FRAME Meter Cupboard:Take off existing door and frame to external meter/consumer unit cupboard, renew with proprietary metal door and frame complete, decorate, make good, remove waste and debris.	NO	36.58
395201	U	METER CUPBOARD:RENEW DOOR HINGE Meter Cupboard:Renew hinge to door of any plastic gas or electric meter cupboard.	NO	8.24
395203	U	METER CUPBOARD:RENEW 3 PORT LOCK Meter Cupboard:Renew any three port key type lock to plastic door of gas or electric meter cupboard.	NO	20.99
Fireplaces				
Fire Surrounds and Hearths				
140001	R	FIREPLACE:RENEW COMPLETE Firplace:Take out fire surround and hearth complete, build in new firebase, fireback and throat unit, new tiled fireplace surround and tiled hearth, make good, and remove spoil.	NO	673.50
140002	R	FIRE:RENEW COMPLETE Fire:Take out fire surround and hearth complete, clear recess, rebuild with back base, firebase, fireback and lintel, build in new fireplace surround and hearth, make good, clear away debris.	NO	633.36
140003	R	FIRE:RENEW SURROUND Fire:Take out fire surround and build in new tiled fireplace surround, make good to existing finishes all finishings and remove waste and debris.	NO	234.77

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
140005	R	FIRE:RENEW SURROUND AND HEARTH Fire:Remove existing and renew tiled fireplace surround and hearth size ne 1200x900x100mm with opening size 510x575mm complete with shelf, bedded in mortar (1:1:6) make good, remove spoil.	NO	404.38
140007	R	FIRE:RENEW HEARTH COMPLETE Fire:Take out tiled hearth, clear away, prepare for, supply and build in tiled hearth bedded in cement mortar, make good to existing finishes finishings, and remove waste and debris.	NO	197.60
140008	R	FIRE:ADAPT FOR GAS Fire:Remove fireplace surround/hearth, fire, backboiler, blank off, modify opening to gas regulation standard to suit fire/bbu (installed by others) make good, clear away debris.	NO	187.10
140010	R	FIRE:REMOVE REFIX FOR BACKBOILER RENEWAL Fire:Remove existing fireplace surround, and firebricks, in conjunction with backboiler renewal, (msd sep) set aside, later refix including make good, clear away debris.	NO	197.98
140050	R	FIRE:REMOVE FIRE AND BACKBOILER Fire:Remove fire surround, hearth and burning appliance, drain down, remove back boiler unit, pipework, sweep flue, seal opening, vent, render and set, make good, pepper pot to chimney.	IT	252.94
140014	R	FIRE:RENEW FIRECHEEK Fire:Take out and renew single fire-cheek including any cutting out and rebuilding of brickwork and point with fire cement, clean off and remove waste and debris.	IT	40.84
140032	R	FIRE:RENEW FIRE BASE Fire:Take out and renew fire base to open fire, bed and point in fire cement and clear away debris to approved tip.	NO	162.55
140036	R	FIRE:RENEW BOTTOM BARS Fire:Take out and renew any bottom bars to all night burner set and remove waste and debris.	NO	53.53
140038	R	FIRE:RENEW FIRE BRICKS Fire:Renew firebricks to any type of fire, cut out existing and bed new firebricks in cement mortar and point with fire cement and remove waste and debris.	IT	48.46
140043	R	FIRE:REFLAUNCH FLUE Fire:Clean out mortar from throat of flue and remove waste and debris, and relaunch with fire cement mortar.	IT	25.79
140045	R	FIRE:REPAIR CRACKS TO FIREBRICK Fire:Rake out cracks in firebrick back, point in flush with fire cement mortar.	IT	16.65
140047	R	FIRE:REBED TILED HEARTH Fire:Take up existing tiled hearth, clean off old bed and rebed in cement mortar (1:3).	IT	31.95
140049	R	FIRE:REFIX FIRE SURROUND Fire:Take off existing tiled fire surround and refix to wall by plugging and screwing, make good plasterwork disturbed.	IT	48.68

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
140051	R	FIRE:RENEW FIREBACK Fire:Remove existing defective fireback and fix new fireback, ease and clean damper and remove waste and debris.	IT	128.38
140053	R	FIRE:RENEW ADJUSTABLE THROAT UNIT Fire:Remove existing and fix new adjustable throat restrictor unit and remove waste and debris.	IT	153.58
140055	R	FIRE:RENEW ASBESTOS TYPE ROPE Fire:Remove defective asbestos type rope to any type of joint, refix new asbestos type rope, wedge and point in and remove waste and debris.	IT	26.47
140057	R	FIRE:REFIX ASBESTOS TYPE ROPE Fire:Wedge and point existing asbestos type rope to any joint.	IT	15.36
Fire Openings etc				
140009	R	FIRE:REMOVE FIRE AND SEAL OPENING Fire:Take out fire, surround and hearth, seal opening with brickwork or blockwork, plaster vent, render and set wall, make good floor and skirting, and seal chimney cap and remove spoil.	IT	146.04
140011	R	FIRE:RENEW LINTEL TO OPEN FIRE Fire:Take out lintel and clear away, prepare for, supply and fix new bevelled concrete fireplace lintel and point with fire cement and remove waste and debris.	IT	47.81
140013	R	FIRE:REPOINT TILES WITH FIRE CEMENT Fire:Clean out and repoint joints of fireclay tiles with fire cement and remove waste and debris.	IT	9.14
140015	R	FIRE:RENEW FIRECHEEKS Fire:Take out and renew pair of fire-cheeks including any cutting out and rebuilding of brickwork and point with fire cement and remove waste and debris.	IT	71.72
140017	R	FIRE:RENEW FIRECHEEKS AND ASH PIT Fire:Take out and renew pair of fire-cheeks and ash pit including any cutting out and rebuilding of brickwork and point with fire cement and remove waste and debris.	IT	97.70
140019	R	FIRE:CLEAN AND RESET DAMPER Fire:Clean throating and reset damper plate to open fireplace.	NO	7.87
140021	R	FIRE:RENEW STANDARD SIZE CANOPY Fire:Take off and renew standard size canopy to any fire and make good finishings and seal joints and remove waste and debris.	NO	41.50
140025	R	FIRE:RENEW OR REFIX SINGLE GLAZED TILE Fire:Hack off tile, prepare and renew or refix individual glazed tile to surround or hearth to match existing, fixed with adhesive, grout in, clean off and remove waste and debris.	NO	7.11
140027	R	FIRE:RENEW GLAZED TILES Fire:Hack off tiles, prepare and renew glazed tiles to surround or hearth to match existing, fixed with an approved adhesive, grout in, clean off and remove waste and debris.	SM	191.94

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Fire Parts				
140023	R	FIRE:RENEW ALL NIGHT BURNER GRATE Fire:Take out and renew standard all night burner grate and remove waste and debris.	IT	60.60
708001	R	FIRE:RENEW ALL NIGHT BURNER Fire:Renew with BCC approved all night burner, seal joints with asbestos free rope and fire cement complete, bedded in fireproof cement and remove waste and debris.	NO	160.30
140028	R	FIRE:OVERHAUL DEFECTIVE SOLID FUEL APPLIANCE Fire:Take out, clean, reset and resecure all night burner bedded in fireproof cement, clean throating and reset damper to open fireplace, check operation of fire and remove spoil.	NO	58.74
140029	R	FIRE:RENEW FIRE BASKET Fire:Take out and renew fire basket to open fire and remove waste and debris.	NO	39.02
140031	R	FIRE:RENEW FIRE FRET Fire:Take out and renew fire fret to open fire and remove waste and debris.	NO	31.71
140033	R	FIRE:SUPPLY SET OF TOOLS Fire:Supply and place in position operating tools for all night burner.	NO	56.29
140035	R	FIRE:RENEW BOTTOM GRATE Fire:Take out and renew bottom grate to all night burner and remove waste and debris.	NO	79.64
140037	R	FIRE:REFIX ALL NIGHT BURNER Fire:Take out, clean, reset and resecure all night burner bedded in fireproof cement and remove waste and debris.	NO	33.47
140039	R	FIRE:RENEW GLASS Fire:Take out and renew glass strip to door of closed room heater, clean out rebates, remove waste and debris and make good.	IT	56.94
140041	R	FIRE:RENEW GLASS SET Fire:Take out and renew set of glass strips to door of closed room heater, clean out rebates, remove waste and debris and make good.	IT	69.53
Cookers (Rayburn or Similar)				
145001	R	COOKER:REMOVE SOLID FUEL COOKER COMPLETE Cooker:Drain down system, disconnect solid fuel cooker, boiler and flue and remove, build up recess, build in pcc throating block and pcc lintel, make good works disturbed and remove spoil.	IT	427.80
Concrete Repairs				
146001	R	SURFACES:REPAIR CRACKS, CONCRETE NE 5MM Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled concrete surfaces of concrete with epoxy mortar over 300mm wide, repair ne 5mm deep, remove waste and debris.	SM	73.27

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
146003	R	LINTELS:REPAIR CRACKS, CONCRETE NE 5MM Lintels:Prepare, clean off all debris, fill in or resurface cracks or spalled surfaces of concrete lintels with epoxy mortar, ne 300mm girth, repair ne 5mm deep, remove waste and debris.	LM	16.52
146005	R	CILLS:REPAIR CRACKS, CONCRETE NE 5MM Cills:Prepare, clean off all dust etc., fill in or resurface cracks or spalled surfaces with epoxy mortar to concrete cills, ne 300mm girth, repair ne 5mm deep, remove waste and debris.	LM	16.52
146007	R	CONCRETE SURFACES:REPAIR CRACKS, SPALLS NE 10MM Concrete Surfaces:Prepare, clean off, fill in or resurface cracks or spalled surfaces of concrete over 300mm wide, repair over 5 and ne 10mm deep with epoxy mortar and remove waste and debris.	SM	137.61
146008	R	CONCRETE LINTELS:REPAIR CRACKS, SPALLS NE 10MM Concrete Lintels:Prepare, clean off, fill in or resurface cracks or spalled surfaces of concrete lintel ne 300mm girth, repair over 5 ne 10mm deep with epoxy mortar, remove waste and debris.	LM	30.19
146009	R	CONCRETE CILLS:REPAIR CRACKS, SPALLS NE 10MM Concrete Cills:Prepare, clean off, fill in or resurface cracks or spalled surfaces of concrete cill, ne 300mm girth, repair over 5 ne 10mm deep with epoxy mortar, remove waste and debris.	LM	30.19
146011	R	SURFACES:REPAIR CRACKS, CONCRETE NE 15MM Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled concrete surfaces of concrete with epoxy mortar over 300mm wide, repair over 10 ne 15mm deep, remove debris.	SM	206.26
146013	R	LINTELS:REPAIR CRACKS, CONCRETE NE 15MM Lintels:Prepare, clean off all debris, fill in or resurface cracks or spalled surfaces of concrete lintels with epoxy mortar, ne 300mm girth, repair over 10 and ne 15mm deep, remove waste and debris.	LM	44.68
146015	R	CILLS:REPAIR CRACKS, CONCRETE NE 15MM Cills:Prepare, clean off all dust etc., fill in or resurface cracks or spalled surfaces with epoxy mortar to concrete cills, ne 300mm girth, repair over 10 and ne 15mm deep, remove waste and debris.	LM	44.68
Brickwork and Structure - Client Inspection				
198001	U	CLIENT INSPECTION:BRICKWORK AND STRUCTURE Client Inspection:Undertake client inspection, testing etc in connection with brickwork or structure, report to Client Representative (any repairs required to be ordered must be instructed by CR).	IT	15.02

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
MASONRY				
Natural Stone				
102201	R	STONE:REBUILD WALL NE 300MM NS IRREGULAR COURSES Stone:Rebuild irregular coursed natural stone wall ne 300mm thick, take down, clean off, including additional stone to match, bed, joint, point to match in mortar (1:3), all features, remove spoil.	SM	266.99
102203	R	STONE:REBUILD WALL OVER 300MM NS IRREGULAR Stone:Rebuild irregular coursed natural stone wall over 300mm thick, take down, clean off, including additional stone to match, bed, joint, point to match in mortar (1:3), all features, remove spoil.	SM	335.89
102205	R	STONE:REBUILD WALL NE 300MM NS REGULAR COURSES Stone:Rebuild regular coursed natural stone wall ne 300mm thick, take down, clean off, including additional stone to match, bed, joint, point to match in mortar (1:3), all features, remove spoil.	SM	314.56
102207	R	STONE:REBUILD WALL OVER 300MM NS REGULAR COURSES Stone:Rebuild regular coursed natural stone wall over 300mm thick, take down, clean off, including additional stone to match, bed, joint, point to match in mortar (1:3), all features, remove spoil.	SM	395.97
Reconstructed Stone				
102211	R	STONE:REBUILD WALL NE 300MM RS IRREGULAR COURSES Stone:Rebuild irregular coursed reconstructed stonework ne 300mm thick, take down, clean off, including additional to match, bed, joint, point to match in mortar, all features, remove spoil.	SM	202.47
102213	R	STONE:REBUILD WALL OVER 300MM RS IRREGULAR Stone:Rebuild irregular coursed reconstructed stonework over 300mm thick, take down, clean off, including additional to match, bed, joint, point to match in mortar, all features, remove spoil.	SM	257.34
102215	R	STONE:REBUILD WALL NE 300MM RS REGULAR COURSES Stone:Rebuild regular coursed reconstructed stonework ne 300mm thick, take down, clean off, including additional to match, bed, joint, point to match in mortar, all features, remove spoil.	SM	235.01
102217	R	STONE:REBUILD WALL OVER 300MM RS REGULAR COURSES Stone:Rebuild regular coursed reconstructed stonework over 300mm thick, take down, clean off, including additional to match, bed, joint, point to match in mortar, all features, remove spoil.	SM	297.40
102219	R	STONE:REBUILD WALL CAVITY SKIN RS REGULAR COURSES Stone:Rebuild regular coursed reconstructed stone outer skin of cavity wall, take down, clean off, additional to match, bed, joint, point to match in mortar, ties, dpc, lintols, bonding, remove spoil.	SM	213.98
102221	R	STONE:REBUILD WALL CAVITY SKIN RS IRREGULAR Stone:Rebuild irregular coursed reconstructed stone outer skin of cavity wall, take down, clean off, additional stone, bed, joint, point to match, ties, dpc, lintols, bonding, remove spoil.	SM	176.85
102223	R	WALL:RAKE OUT AND REPOINT STONEWORK Wall:Rake out existing joints of stonework minimum 20mm deep and repoint in cement or lime mortar to match existing and remove waste and debris.	SM	31.32

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
102225	R	WALL:RAKE OUT REPOINT AND RESET STONEWORK Wall:Rake out existing joints of stonework minimum 20mm deep, dub out and reset stonework, provision of any new matching stonework, repoint in cement or lime mortar to match existing and remove spoil.	SM	134.46
Stone Repairs				
146101	R	SURFACES:REPAIR CRACKS STONEWORK NE 5MM Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces with epoxy mortar in surfaces of stone over 300mm wide, repair ne 5mm deep and remove waste and debris.	SM	78.28
146103	R	LINTELS/CILLS:REPAIR CRACKS STONEWORK NE 5MM Lintels/Cills:Prepare, clean off all dust, debris, fill in or resurface cracks or spalled surfaces of surfaces of stone lintels, cills etc., with epoxy mortar, ne 300mm girth, repair ne 5mm deep.	LM	17.53
146107	R	STONE SURFACES:REPAIR CRACKS, SPALLS NE 10MM Stone Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled stone surfaces with epoxy mortar over 300mm wide, repair over 5 ne 10mm deep, remove debris.	SM	143.12
146109	R	LINTELS/CILLS:REPAIR CRACKS STONEWORK NE 10MM Lintels/Cills:Prepare, clean off all dust, debris, fill in or resurface cracks or spalled surfaces of stone lintels, cills etc., with epoxy mortar ne 300mm girth, repair ne 10mm deep.	LM	31.19
146113	R	SURFACES:REPAIR CRACKS STONEWORK NE 15MM Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar exceeding 300mm wide, repair over 10 ne 15mm deep, remove waste and debris.	SM	213.27
146115	R	LINTELS/CILLS:REPAIR CRACKS STONEWORK NE 15MM Lintels/Cills:Prepare, clean off all dust, debris, fill in or resurface cracks or spalled surfaces of surfaces of stone lintels, cills etc., with epoxy mortar ne 300mm girth, repair over 15mm deep.	LM	46.18
Stone Cleaning				
146201	R	STONE WALLS:CHEMICAL CLEAN Stone Walls:Brush down to remove mould, moss growth etc., apply approved chemical cleaning agent, power wash all surfaces of stonework at a minimum pressure of ne 2000 psi, remove debris.	SM	10.50
146203	R	STONE CILLS:CHEMICAL CLEAN Stone Cills:Brush down to remove mould, moss growth etc., apply approved cleaning agent, power wash at a minimum pressure ne 2000 psi, brush apply one coat of 'lichenite' solution and of 'haloseal'.	LM	3.50
146205	R	STONE WALLS:GRIT BLAST Stone Walls:Brush down to remove mould, moss growth etc., grit blast, afterwards power wash all surfaces of stonework at a minimum pressure of ne 2000 psi, remove waste and debris.	SM	12.50

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
ROOFING				
Clay/Concrete Roof Tiling				
Concrete Interlocking Roof Tiles to Match Existing				
201101	R	ROOF TILE:RENEW CONCRETE INTERLOCKING NE 5 NO Roof Tile:Renew any size and type of concrete interlocking roof tile (in groups ne 5 No.) including remove defective tile, fix new, replace felt and battens if necessary, remove waste and debris.	IT	19.25
201103	R	ROOF TILE:RENEW CONCRETE INTERLOCKING OVER 5 NO Roof Tile:Renew any size and type of concrete interlocking roof tile (in groups over 5 No.) and remove waste and debris.	SM	53.21
201107	U	ROOF TILE:REMOVE AND REFIX INTERLOCKING NE 5 NO Roof Tile:Remove and refix loose concrete interlocking tiles (contained within a patch ne 1.00sm and ne 5 No. tiles).	IT	16.07
201109	U	ROOF TILE:REMOVE REFIX INTERLOCKING OVER 5 NO Roof Tile:Remove and refix loose concrete interlocking tile (in groups over 5 No.).	SM	40.23
201113	R	ROOF TILE:OVERHAUL INTERLOCKING ROOF COMPLETE Roof Tile:Overhaul interlocking tile roof, refix loose tiles, renew tiles to match existing, redress, rewedge, repoint all leadwork, repoint all hips, ridges, verges, make good, remove debris.	SM	43.12
201150	R	ROOF COVERING:EXTRA TO RENEW FELT AND BATTENS Roof Covering:Extra over any renewal or refixing of roof tiles or slates for renew roofing felt and battens.	SM	31.91
Concrete or Clay Plain Tiles to Match Existing				
201301	R	ROOF TILE:RENEW PLAIN CONCRETE OR CLAY NE 10 NO Roof Tile:Renew any plain concrete or clay roof tile (in groups ne 10 No.) including remove defective tile and fix new, replace felt and battens if necessary and remove waste and debris.	IT	28.61
201303	R	ROOF TILE:RENEW PLAIN CONCRETE OR CLAY OVER 10 NO Roof Tile:Renew any plain concrete or clay roof tiles (in groups over 10 No.) and remove waste and debris.	SM	146.26
201307	U	ROOF TILE:REMOVE AND REFIX PLAIN NE 10 NO Roof Tile:Remove and refix loose plain concrete or clay roof tile (contained within a patch ne 1.00sm and ne 10 No. tiles).	IT	21.09
201309	U	ROOF TILE:REMOVE AND REFIX PLAIN OVER 10 NO Roof Tile:Remove and refix loose plain concrete or clay roof tiles (in groups over 10 No.).	SM	88.07
201313	R	ROOF TILE:OVERHAUL PLAIN TILE ROOF COMPLETE Roof Tile:Overhaul plain tile roof, refix loose tiles, renew tiles to match existing, redress, rewedge and repoint all leadwork, repoint all hips, ridges and verges, make good, remove waste and debris	SM	43.12

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Concrete or Clay Verges				
201501	R	VERGE:RAKE OUT AND REPOINT IN MORTAR Verge:Rake out and repoint verge tiles with coloured mortar (1:3) to match existing and remove waste and debris.	LM	36.52
201503	R	VERGE:RENEW TILE VERGE Verge:Renew verge and undercloak to tiles bed, point in coloured mortar (1:3) including all cutting of tiles and refix or renew stainless steel verge clips, remove spoil.	LM	46.30
201505	U	VERGE:REMOVE AND REFIX TILE Verge:Remove and refix loose verge tiles bedded and pointed in coloured mortar (1:3) including refix or renew stainless steel verge clips as necessary.	LM	41.21
201507	U	VERGE:REMOVE AND REFIX TILE RENEW UNDERCLOAK Verge:Remove existing, renew mineral fibre undercloak and refix verge tiles bedded and pointed in coloured mortar (1:3) including refix or renew stainless steel verge clips as necessary.	LM	47.10
Bedded Ridges, Hips and Valley Tiles				
201703	R	RIDGE:RENEW BEDDED TILE Ridge:Renew half round or angled ridge tiles edge bedded onto roofing tiles with solid bedding at butt joints in coloured mortar (1:3) and remove waste and debris.	LM	91.15
201704	R	HIP:RENEW BEDDED TILE Hip:Renew half round or angled hip tiles edge bedded onto roofing tiles with solid bedding at butt joints in coloured mortar (1:3) and remove waste and debris.	LM	79.19
201711	R	RIDGE:RENEW MONO-PITCH TILES Ridge:Renew angled monopitch ridge tiles edge bedded onto roofing tiles and with solid bedding at butt joints and mechanically fixed through tile to timber battens and remove waste and debris.	LM	138.11
201712	R	HIP:RENEW MONO-PITCH TILES Hip:Renew angled monopitch hip tiles edge bedded onto roofing tiles and with solid bedding at butt joints and mechanically fixed through tile to timber battens and remove waste and debris.	LM	126.15
201715	U	RIDGE:REMOVE AND REFIX TILES Ridge:Remove and refix any loose ridge tiles edge bedded onto roof tiles and with solid bedding at butt joints in coloured mortar (1:3) and mechanically fixed where necessary.	LM	72.40
201716	U	HIP:REMOVE AND REFIX TILES Hip:Remove and refix any loose hip tiles edge bedded onto roof tiles and with solid bedding at butt joints in coloured mortar (1:3) and mechanically fixed where necessary.	LM	60.44
201717	R	RIDGE:RAKE OUT AND REPOINT TILES Ridge:Rake out and repoint ridge tiles with coloured mortar (1:3).	LM	55.95
201718	R	HIP OR VALLEY:RAKE OUT AND REPOINT TILES Ridge:Rake out and repoint hip or valley tiles with coloured mortar (1:3).	LM	51.96

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
201719	R	RIDGE:RENEW ANY TYPE GAS FLUE TERMINAL TILE Ridge:Renew any type of gas flue ridge terminal, remove existing, fix new with edges bedded onto roof tiles and with solid bedding at butt joint in coloured mortar (1:3) and remove waste and debris.	NO	237.37
201725	R	HIP:RENEW BONNET HIP TILES Hip:Renew bonnet hip tile nailed to hip rafters with 65mm aluminium alloy nails and with mortar bedding (1:3) under each bonnet tile, struck off smoothly at lower edges of hip tile, remove spoil.	LM	199.35
201727	R	HIP:RENEW GALVANISED HIP IRON Hip:Renew galvanised hip iron including remove, rebed and repoint isolated hip tile.	NO	30.58
201731	R	VALLEY:RENEW VALLEY TILES Valley:Renew any type of valley tile including remove existing tile, lay new tile to bond with existing roof tiles including take up and relay adjacent tiles as necessary and remove waste and debris.	LM	185.54
201735	R	VALLEY:RENEW TROUGH VALLEY TILES Valley:Renew any type of trough valley tile incl. remove existing tile, lay new tile, renew battens, remove, refix tiles, felt etc., to either sides of valley, remake mortar bedding and remove spoil.	LM	197.25
Dry Verge, Ridge and Hip Tiles				
209001	R	VERGE:RENEW DRY OR CLOAKED VERGE COMPLETE Verge:Renew dry or cloaked verge complete, remove/refix tiles as necessary, remove existing, fix new dry or cloaked verge and half tile, end stops, jointing pieces, ridge end units, make good.	LM	40.15
209003	R	VERGE:REFIX DRY OR CLOAKED VERGE COMPLETE Verge:Refix dry verge complete, remove/refix tiles as necessary, remove existing and refix dry verge or cloaked verge and half tile including end stops, jointing pieces, ridge end units, make good.	LM	25.13
209005	R	VERGE:RENEW OR REFIX DRY VERGE RIDGE OR END STOP Verge:Renew or refix dry verge ridge end or end stop.	NO	12.43
209015	R	RIDGE:RENEW DRY RIDGE TILES Ridge:Renew any type of dry ridge tile including remove existing, renew filler units, fix new dry ridge tile to ridge board, ridge to ridge sealing pieces and blocked end ridge tiles, remove spoil.	LM	66.28
209017	R	RIDGE:RENEW DRY RIDGE GAS FLUE TERMINAL Ridge:Renew Gas flue ridge terminal to any dry ridge system including remove existing and fix new with stainless steel nails with neoprene washers to ridge including renew profile filler units.	NO	195.68
Roof Ventilation				
211001	R	VENT:RENEW VENT ROOF TILE UNIT Vent:Renew or supply and fix new ventilation roof tile unit complete to match existing roof tiles or slates including remove, refix adjacent tiles as necessary.	NO	59.96
211003	R	RIDGE:RENEW WITH HALF ROUND OR ANGLE VENT TILE Ridge:Remove half round or angle ridge tile and renew with ventilator ridge tile, edge bedded onto roof tiles and with solid bedding at butt joints in coloured mortar (1:3) and remove spoil.	NO	134.61

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
211009	R	RIDGE:RENEW DRY VENT TILES Ridge:Renew any type of dry vent ridge tile including remove existing, renew filler units/air flow control units, fix new dry vent ridge tile system complete and remove spoil.	LM	51.74
211011	R	VENT:RENEW EAVES VENTILATORS Vent:Renew or supply and fix new eaves ventilators complete including remove and refix tiles and underlay as necessary, and fix in accordance with manufacturers technical data sheet and remove spoil.	LM	41.58
Slate Roofing				
Fibre Cement Slating				
203101	R	SLATE:RENEW FIBRE CEMENT NE 5 NO Slate:Renew fibre cement slate to roof, take out defective slate, fix new with copper nails and disc rivet, renew defective battens and felt as necessary, remove waste and debris (in group ne 5 No.).	IT	32.70
203103	R	SLATE:RENEW FIBRE CEMENT OVER 5 NO Slate:Renew fibre cement slate to roof, take out defective slate, fix new with copper nails and disc rivet, renew defective battens and felt as necessary, remove waste and debris (in group over 5 No.).	SM	63.86
203107	U	SLATE:REFIX FIBRE CEMENT NE 5 NO Slate:Remove and refix loose slate including fixing with new copper nails and disc rivet and renew defective felt and battens as necessary (contained within a patch ne 1.00sm and ne 5 No. slates).	IT	28.27
203109	U	SLATE:REFIX FIBRE CEMENT OVER 5 NO Slate:Remove and refix loose slates including fixing with copper nails and disc rivet (in group over 5 No.).	SM	48.81
Natural Slating				
203301	R	SLATE:RENEW NATURAL SLATE NE 5 NO Slate:Renew any size natural slate to roof fixed with clips or copper nails including renewing defective felt and battens as necessary and remove waste and debris. (in group ne 5 No.)	IT	73.03
203303	R	SLATE:RENEW NATURAL SLATES OVER 5 NO Slate:Renew any size natural slates to roof fixed with clips or copper nails and remove waste and debris (in group over 5 No.).	SM	201.00
203307	U	SLATE:REFIX NATURAL SLATES NE 5 NO Slate:Remove and refix any size loose natural slate fixed with clips or copper nails including renewing defective roofing felt and battens as necessary (in group ne 5 No.).	IT	28.27
203309	U	SLATE:REFIX NATURAL SLATES OVER 5 NO Slate:Remove and refix any size loose natural slates fixed with clips or copper nails (in group over 5 No.).	SM	48.81
Fibre Cement Slating - Ridge, Verge and Hips Tiles				
203503	R	RIDGE:RENEW HALF ROUND OR ROLL TOP TILE TO SLATING Ridge:Renew half round or roll top ridge or hip tile fixed with galvanised steel clips and roofing screws with plastic washers, bed in mastic as per manufacturers technical data sheet, remove debris.	LM	57.67

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
203511	R	RIDGE:RENEW MONO OR DUO-PITCH TILE TO SLATING Ridge:Renew mono or duo-pitch ridge or hip tile fixed with roofing screws with plastic washers including bedding in mastic as per manufacturers technical data sheet and remove waste and debris.	LM	186.89
203517	R	RIDGE:RENEW GAS VENTILATION TO SLATING Ridge:Renew duo-pitch gas ventilation ridge, fixed with roofing screws with plastic washers including bedding in mastic as per manufacturers technical data sheet and remove waste and debris.	NO	171.76
203519	R	VERGE:RAKE OUT AND REPOINT IN MORTAR TO SLATING Verge:Rake out and repoint verge tiles to slate roof with coloured mortar (1:3) to match existing and remove waste and debris.	LM	36.52

Vertical Coverings

Vertical Tile Hanging

205001	R	TILE:RENEW HANGING TILE NE 10 NO Tile:Renew any plain concrete or clay hanging tile (in group ne 10 No.) including remove defective tile and fix new, replace felt and battens if necessary and remove waste and debris.	IT	28.73
205003	R	TILE:RENEW HANGING TILES OVER 10 NO Tile:Renew any plain concrete or clay hanging tiles (in group over 10 No.) and remove spoil.	SM	127.77
205006	R	VERTICAL COVERING:EXTRA TO RENEW FELT AND BATTENS Vertical Covering:Extra over any renewal or refixing of roof tiles or slates for renew roofing felt and battens.	SM	31.91
205007	U	TILE:REFIX HANGING NE 10 NO Tile:Remove and refix loose plain concrete or clay hanging tiles (contained within a patch ne 1.00sm and ne 10 No. tiles).	IT	20.97
205009	U	TILE:REFIX HANGING OVER 10 NO Tile:Remove and refix loose plain concrete or clay hanging tiles (in group over 10 No.).	SM	70.19
205013	R	TILE:RENEW FEATURE TILE HANGING Tile:Renew any pattern or feature tile to tile hanging including remove defective tile and fix new, and remove spoil.	NO	9.54
205015	R	TILE:RENEW ANGLE HANGING TILE Tile:Renew internal or external angle tile to tile hanging including remove tiles for access, remove defective tile, fix new, reinstate tile hanging, and remove spoil.	LM	129.39

Vertical Fibre Cement Slating

207001	R	SLATE:RENEW HANGING SLATE NE 5 NO Slate:Renew fibre cement hanging slate including take out defective slate, fix new, renew defective battens, felt as necessary, remove spoil (in group ne 5 No.).	IT	32.70
207003	R	SLATE:RENEW HANGING SLATES OVER 5 NO Slate:Renew fibre cement hanging slates including remove existing and fix new with copper nails and disc rivet or clips and remove waste and debris (in group over 5 No.).	SM	63.86

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
207007	U	SLATE:REFIX HANGING SLATE NE 5 NO Slate:Remove and refix loose hanging slate including fixing with new copper nails and disc rivet or clips, renew defective felt and battens as necessary (in group ne 5 No.).	IT	28.27
207009	U	SLATE:REFIX HANGING SLATE OVER 5 NO Slate:Remove and refix loose hanging slates including fixing with copper nails and disc rivet or clips renew defective felt and battens as necessary (in group over 5 No.).	SM	48.81
Sheet Roofing				
Sheet Roof Coverings				
213001	R	SHEETING:RENEW GALVANISED CORRUGATED IRON Sheeting:Renew 24 gauge galvanised corrugated iron sheeting fixed with hook bolts or drive screws complete with caps and washers and remove waste and debris.	SM	47.97
213003	R	SHEETING:RENEW CORRUGATED REINFORCED CEMENT Sheeting:Renew corrugated reinforced asbestos free cement sheeting fixed with hook bolts or drive screws complete with caps and washers and remove waste and debris.	SM	37.79
213005	R	SHEETING:RENEW CLEAR PLASTIC Sheeting:Renew clear plastic corrugated sheeting fixed with hook bolts or drive screws complete with caps and washers and remove waste and debris.	SM	30.80
213007	R	SHEETING:RENEW COLOURED PLASTIC Sheeting:Renew coloured plastic corrugated sheeting fixed with hook bolts or drive screws complete with caps and washers and remove waste and debris.	SM	31.53
213009	R	SHEETING:RENEW TRANSLUCENT Sheeting:Renew corrugated fire resisting glass fibre reinforced translucent sheeting fixed with hook bolts or drive screws complete with caps and washers and remove waste and debris.	SM	61.36
213011	R	SHEETING:RENEW PVC COLOUR COATED Sheeting:Renew PVC colour coated both sides galvanised steel profiled sheeting 0.70mm thick fixed with hook bolts and washers and remove waste and debris.	SM	34.98
213013	R	SHEETING:RENEW EAVES FILLER PIECE Sheeting:Renew eaves filler piece to corrugated roof sheeting and remove waste and debris.	LM	17.99
213015	R	SHEETING:RENEW TWO PIECE RIDGE Sheeting:Renew two piece ridge to corrugated roof sheeting, and remove waste and debris.	LM	49.24
Remedial Works				
Liquid Applied Waterproof Roof Covering				
215001	R	ROOF:SWEEP AND APPLY 2 COATS WP COMPOUND Roof:Sweep off and apply two coats of waterproofing compound and apply sand dressing between coats and remove waste and debris.	SM	22.71

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
215002	R	ROOF:SWEEP AND APPLY 3 COATS WP COMPOUND Roof:Sweep off and apply three coats of waterproofing compound and apply sand dressing between coats and remove waste and debris.	SM	32.47
215003	U	ROOF:SEALING COMPOUND TO CRACKS Roofing:Apply sealing compound to cracks to roof or leadwork.	LM	7.56
215005	R	ROOF:SWEEP AND APPLY BITUMEN Roofing:Brush off loose chippings and clean down roof and apply three coats of bitumen compound and remove waste and debris.	SM	30.07
215007	R	ROOF:SWEEP AND APPLY STONE CHIPPINGS Roofing:Brush off loose chippings from roof and supply and lay limestone chippings bonded with hot bitumen compound and remove waste and debris.	SM	23.41
215009	R	ROOF:PREPARE AND PATCH NE 2.0SM Roofing:Prepare and apply two coats of approved liquid applied roof coating to roofing felt, in patches ne 2.00sm and remove waste and debris.	IT	69.87
215011	R	ROOF:PREPARE AND PATCH OVER 2.0SM Roofing:Prepare and apply two coats of approved liquid applied roof coating to roofing felt, in areas over 2.00sm and remove waste and debris.	SM	44.43
215013	R	GUTTER:APPLY 2 COATS WATERPROOF TO FINLOCK Gutter:Clean out gutter, rake out and apply sealant to joints and prepare and apply two coats of proprietary waterproof sealing compound to inside surfaces of Finlock gutter remove spoil.	LM	25.25
Inspections				
221001	U	CLIENT INSPECTION:SUPPLY AND ERECT LADDER Client Inspection:Provide and erect ladder for inspection in conjunction with Client Representative to eaves level of roof to property ne 2 storey and remove on completion and remove waste and debris.	IT	47.84
221003	U	CLIENT INSPECTION:REMOVE ALL DEBRIS ETC Inspection:Remove all debris, plant, moss etc., from roof to allow inspection for leaks by Client Representative.	SM	3.19
Temporary Repairs				
223001	U	ROOF:TEMPORARY REPAIR SLATE OR TILE ROOF Roof:Carry out temporary repairs to any type of slate/tiled area of roof as required to ensure area is weatherproof, provide report to Client Representative.	IT	30.43
223003	U	ROOF:TEMPORARY REPAIR FLAT ROOF Roof:Carry out temporary repairs to any type of flat roof area as required to ensure area is weatherproof, provide report to Client Representative.	IT	33.58
223005	U	ROOF:SUPPLY AND FIX AND LATER REMOVE TARPAULIN Roof:Supply and fix tarpaulin sheet approx 4x3m to roof as temporary repair and later remove and clear away.	NO	69.91

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
223009	U	ROOF:TEMPORARY REPAIR CORRUGATED SHEET Roof:Carry out temporary repairs to any type of corrugated sheet area of roof as required to ensure area is weatherproof, provide report to Client Representative.	IT	28.75
223011	U	ROOF:FIX ROOF LEAK TO PITCHED ROOF Roof:Carry out repair to any type of slate/tiled area of roof as required to ensure area is weatherproof, including renew or refix any size and type of tile or slates in patch to roof.	IT	122.71
223013	U	ROOF:FIX ROOF LEAK TO FLAT ROOF Roof:Carry out repairs to any type of flat roof area as required to ensure area is weatherproof, including repair patch ne 2.00sm in Torch On felt roofing system or asphalt roof finish.	IT	163.69
Sundry Items				
225001	R	FILLET:RENEW CEMENT MORTAR FILLET Fillet:Hack off existing and renew cement mortar fillet (1:3) and remove surplus spoil.	LM	12.35
225003	R	ROOFING:SCREED ROOF Roofing:Screed roof in cement and sand (1:3) including fixing and striking shuttering and applying new bonding agent to surface.	SM	35.85
Felt Roofing				
Felt Roofing - One Layer				
217002	R	FELT:RENEW HP TORCH ON PLAIN OR MINERAL 1L Felt:Renew felt roofing with one layer high performance Torch On felt, strip and remove existing covering, prepare and lay roofing with plain or mineral surface finish to top layer.	SM	30.26
217004	R	FELT:RENEW HP TORCH ON CHIPPINGS 1L Felt:Renew felt roofing with one layer high performance Torch On felt, strip and remove existing covering, prepare and lay roofing with stone chippings to top layer, all labours.	SM	49.68
Felt Roofing - Two Layer				
217001	R	FELT:RENEW HP PLAIN OR MINERAL FINISH 2L Felt:Renew felt roofing with two layer high performance felt, strip and remove existing covering, prepare and lay roofing with plain or mineral surface finish to top layer, all labours.	SM	56.05
217003	R	FELT:RENEW HP STONE CHIPPINGS 2L Felt:Renew felt roofing with two layer high performance felt, strip and remove existing covering, prepare and lay roofing with stone chippings to top layer, all labours.	SM	79.46
217005	R	FELT:RENEW HP TORCH ON PLAIN OR MINERAL 2L Felt:Renew felt roofing with two layer high performance Torch On felt, strip and remove existing covering, prepare and lay roofing with plain or mineral surface finish to top layer.	SM	44.93
217007	R	FELT:RENEW HP TORCH ON CHIPPINGS 2L Felt:Renew felt roofing with two layer high performance Torch On felt, strip and remove existing covering, prepare and lay roofing with stone chippings to top layer, all labours.	SM	68.34

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ITEM	PRI	DESCRIPTION	UNIT	RATE
217008	R	FELT:RENEW HP TORCH ON PLAIN OR MINERAL VENT 2L Felt:Renew felt roofing with two layer high performance Torch On ventilating felt, strip and remove existing covering, prepare and lay roofing with plain or mineral surface finish to top layer.	SM	75.48
217009	R	FELT:REPAIR PATCH NE 2.0SM 2L Felt:Repair patch ne 2.00sm including brush or clear away chippings, cut out top layer of felt, cover with new felt, bond with bitumen to adjacent layers, relay or renew chippings, remove spoil.	IT	44.50
217013	R	FELT:REPAIR NE 2.0SM (TORCH ON) 2L Felt:Repair patch ne 2.00sm with Torch On felt roofing system, cut out defective layer of felt, heat new felt and lay and bond over adjacent layers, relay or renew chippings, remove spoil.	IT	56.81
217014	R	FELT:REPAIR NE 2.0SM (TORCH ON) VENTILATING 2L Felt:Repair patch ne 2.00sm with Torch On ventilating felt roofing system, cut out defective layer of felt, heat new felt and lay and bond over adjacent layers, relay or renew chippings, remove spoil.	IT	85.65
217019	R	FELT:REPAIR UPSTAND NE 300MM GIRTH 2L Felt:Repair upstand ne 300mm girth including cut out top layer of felt, cover with new mineral felt bond with bitumen to adjacent layers, rake out chase and repoint in cement mortar, remove spoil.	LM	30.12
217021	R	FELT:RENEW ANY GIRTH GUTTER 2L Felt:Renew two layer felt to any girth gutter including remove defective felt and lay new felt bedded in hot bitumen and remove waste and debris.	LM	28.33
217023	R	FELT:SEAL ROOFING AROUND OUTLET Felt:Reseal around rainwater outlet with hot bitumen.	NO	10.17
217025	R	ROOF:RENEW ALUMINIUM EDGING Felt:Take off existing, clear away and renew preformed aluminium edging including all angles and ends, dress felt roofing into groove and remove waste and debris.	LM	21.22
217027	R	FELT:FIX FLASHBAND NE 300MM GIRTH Felt:Fix flashband upstand or skirting ne 300mm girth including prime surface.	LM	14.36
217029	R	FELT:APPLY SOLAR REFLECT PAINT (PER COAT) Felt:Prepare and apply solar reflective paint to general surfaces of felt roofing (per coat).	SM	13.59
217031	R	FELT:RENEW CHIPPINGS Felt:Renew chippings to roof including remove old chippings and clear away, apply cold compound and spread new chippings (as sole job) and remove waste and debris.	SM	39.36
217032	R	FELT:OVERHAUL FLAT ROOFING Felt:Overhaul felt roofing to flat roof area, remove moss etc., redress old chippings, supply, spread new chippings as necessary, rewedge, redress flashings, clear gutters, remove waste and debris.	SM	45.08

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Felt Roofing - Three Layer				
217101	R	FELT:RENEW HP PLAIN OR MINERAL FINISH 3L Felt:Renew felt roofing with three layer high performance felt, strip and remove existing covering, prepare and lay roofing with plain or mineral surface finish to top layer, all labours.	SM	79.96
217103	R	FELT:RENEW HP STONE CHIPPINGS 3L Felt:Renew felt roofing with three layer high performance felt, strip and remove existing covering, prepare and lay roofing with stone chippings to top layer, all labours.	SM	103.37
217105	R	FELT:RENEW HP TORCH ON PLAIN OR MINERAL 3L Felt:Renew felt roofing with three layer high performance Torch On felt, strip and remove existing covering, prepare and lay roofing with plain or mineral surface finish to top layer.	SM	55.98
217107	R	FELT:RENEW HP TORCH ON CHIPPINGS 3L Felt:Renew felt roofing with three layer high performance Torch On felt, strip and remove existing covering, prepare and lay roofing with stone chippings to top layer, all labours.	SM	79.39
217109	R	FELT:REPAIR PATCH NE 2.0SM 3L Felt:Repair patch ne 2.00sm including brush or clear away chippings, cut out top two layers of felt, lay new felt bond with bitumen to adjacent layers, relay or renew chippings, remove spoil.	IT	109.21
217113	R	FELT:REPAIR NE 2.0SM (TORCH ON) 3L Felt:Repair patch ne 2.00sm with torch on felt roofing system, cut out top two layers of felt, heat new felt and lay and bond over adjacent layers, relay or renew chippings, remove spoil.	IT	71.65
217119	R	FELT:REPAIR UPSTAND NE 300MM GIRTH 3L Felt:Repair upstand ne 300mm girth including cut out top two layers of felt, cover with new mineral felt bond with bitumen to adjacent layers, rake out chase and repoint in mortar, remove spoil.	LM	44.32
217121	R	FELT:RENEW ANY GIRTH GUTTER 3L Felt:Renew three layer felt to any size gutter including remove defective felt and lay new felt bedded in hot bitumen and remove waste and debris.	LM	54.36
Butyl Sheet Roofing				
218001	R	BUTYL:REPAIRS PATCH NE 2.0SM Butyl:Repair patch ne 2.00sm including brush/clear away debris, moss etc, cut out and renew butyl (synthetic polymer) sheet roof covering, bond, and remove waste and debris.	IT	51.31
218003	R	BUTYL:RENEW SHEET ROOFING Butyl:Renew any flat roofing with butyl (synthetic polymer) sheet roofing, strip existing covering, prepare sub-base, bond, all kerbs, upstands, downstands, drips, angles, dressing to outlets etc.	SM	40.85

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Asphalt Roofing				
Asphalt Roof Coverings				
219001	R	ASPHALT:RENEW 20MM IN PATCH NE 2.0SM Asphalt:Renew 20mm asphalt roof finish in patch ne 2.00sm, cut out defective roof finish, renew membrane, lay asphalt in two layers, bond to existing asphalt, finish smooth to match existing.	IT	274.73
219003	R	ASPHALT:RENEW IN AREAS Asphalt:Renew 20mm asphalt roof finish comprising isolating membrane, asphalt laid in two layers and bond to existing asphalt and finish smooth to match existing levels, and remove waste and debris.	SM	113.44
219005	R	ASPHALT:RENEW 25MM TO BALCONY Asphalt:Renew asphalt to access balcony including take up existing asphalt and underlay, lay 25mm two coat work to deck and gutter on new isolating membrane, 13mm work to upstands, all labours.	SM	138.27
219009	R	ASPHALT:RENEW SKIRTING Asphalt:Renew asphalt skirting ne 225mm high comprising 13mm two coat asphalt including all angles, coves and fillets, turn top edge into prepared groove, and remove waste and debris.	LM	54.66
219011	R	ASPHALT:RENEW TO BOX GUTTER Asphalt:Renew asphalt to any size box gutter, take up existing and relay or renew gutter sole board, form angle fillets, skirtings etc, turn into groove or metal edge trim, remove wasaate and debris.	LM	181.26
219013	R	ASPHALT:MAKE GOOD CRACK NE 1.0M Asphalt:Make good crack in asphalt ne 1.00m long, rake out, clean up and iron in crack.	IT	28.20
219015	R	ASPHALT:MAKE GOOD CRACK OVER 1.0M Asphalt:Make good crack in asphalt over 1.00m long, rake out, clean up and iron in crack.	LM	24.29
219017	R	ASPHALT:REFORM COLLAR TO PIPES Asphalt:Reform collar around pipes, balusters and the like in 20mm two coat asphalt, work ne 140mm diameter and ne 100mm high.	NO	36.64
219019	R	ASPHALT:MAKE GOOD BLISTER Asphalt:Cut out isolated blister in existing roof and make good in asphalt to match existing including all bonding to adjacent surfaces and remove waste and debris.	IT	22.65
219023	R	ASPHALT:REFORM INTO OUTLET Asphalt:Cut out as necessary and reform asphalt into any type and or size of roof outlet including all bonding to adjacent surfaces and dressing into outlet and remove waste and debris.	NO	59.85
219025	R	ASPHALT:APPLY SOLAR REFLECTIVE PAINT Asphalt:Prepare and apply solar reflective paint to asphalt roofing (per coat).	SM	13.59
219027	R	ASPHALT:ANTI-VANDAL PAINT Asphalt:Prepare and apply anti-vandal paint to asphalt roofing (per coat).	SM	15.52

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
219029	R	ASPHALT:OVERHAUL FLAT ROOFING Asphalt:Overhaul asphalt flat roofing, sweep, remove moss, debris, cut out and make good blisters etc., two coats solar reflective paint, refix flashings, clear gutters etc., remove waste and debris.	SM	41.02
Polyroof Roof Covering				
219101	R	ROOF:CLEAR OFF AND APPLY POLYROOF SYSTEMS Roof:Clear off all chippings, moss, debris, sweep off, apply flexible and resistant polyester anti-slip finish polyroof 185 roof covering to overlay flat roofs, balconies and walkways, remove debris.	SM	66.66
Protec Roof Covering				
219201	R	ROOF:CLEAR OFF AND APPLY PROTEC SYSTEMS Roof:Clear off all chippings, moss, debris, sweep off, lay vapour control layer, polyroof "res" insulation board, 3mm facing board, primer, lay cold applied reinforced polyester Protec roofing system.	SM	86.15
219203	R	ROOF:REPAIR PROTEC SYSTEM IN PATCH Roof:Carry out repair in patch to Protec roofing, cut out damaged area, make good with cold applied reinforced polyester Protec roofing system and remove waste and debris.	IT	78.17
Sundry Works				
Loft Insulation				
227004	R	INSULATION:OVERLAY EXISTING Insulation:Gain access to loft area, move/replace contents within loft area in order to undertake work, overlay existing insulation with ne 100mm insulation quilt to achieve Client's Standard.	SM	8.35
227005	R	INSULATION:LAY UPTO 270MM THICK QUILT Insulation:Supply and lay new upto 270mm thick insulation quilt to loft area including gain access and moving/replacing contents within loft area in order to undertake work.	SM	15.90
227007	R	CLIENT INSPECTION:REMOVE AND RELAY INSULATION Client Inspection:Remove, set aside, relay insulation quilt to loft area, gain access, move and replace contents in loft in order to undertake CR inspection. (Any repairs required ordered separately).	SM	7.97
Roof Boarding				
229001	R	ROOF BOARDING:RENEW WOODWOOL SLABS Roof Boarding:Renew 50mm woodwool slab finished with cement slurry screed roof boarding including denail rafters or joists, punch in nails and level to existing, make good, and remove waste and debris	SM	51.86
229003	R	ROOF BOARDING:RENEW IN 19MM PLYWOOD Roof Boarding:Renew 19mm WPB quality plywood roof boarding including denail rafters or joists, remove waste and debris, punch in nails and level to existing and make good.	SM	47.73
229005	R	ROOF BOARDING:RENEW IN 18MM CHIPBOARD Roof Boarding:Renew 18mm V313 grade chipboard roof boarding including denail rafters or joists, remove waste and debris, punch in nails and level to existing and make good.	SM	33.88

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
229007	R	ROOF BOARDING:RENEW IN 18MM PREFELTED PLYWOOD Roof Boarding:Renew 18mm thick prefelted plywood decking, denail rafters or joists, punch in nails, level to existing, tape joints, prepare to receive felt roofing, make good, remove waste and debris.	SM	67.83
229009	R	ROOF BOARDING:RENEW TIMBER FIRRINGS Roof Boarding:Renew ne 50x50mm tapered softwood firrings to roof joists and remove waste and debris.	LM	5.56
Leadwork				
Lead Roof Coverings and Flashings - Code 4				
231001	R	SLATE:RENEW LEAD TO PIPE Slate:Remove existing lead or proprietary slate to ne 150mm diameter pipe and replace with 500x500mm lead slate with 200mm high collar to ne 150mm diameter pipe, labours.	NO	106.59
231003	R	SLATE:RENEW PROPRIETARY TO PIPE Slate:Remove existing lead or proprietary slate to ne 150mm diameter pipe and replace with proprietary slate with ne 200mm high collar to ne 150mm diameter pipe, labours and remove waste and debris.	NO	91.14
231005	R	FLASHING:RENEW LEAD COVER NE 150MM Flashing:Renew lead cover flashing ne 150mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic including all necessary labours and remove waste and debris.	LM	40.66
231006	R	FLASHING:RENEW LEAD COVER NE 300MM Flashing:Renew lead cover flashing over 150mm ne 300mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic including all necessary labours and remove waste and debris.	LM	55.89
231008	R	FLASHING:RENEW LEAD COVER NE 450MM Flashing:Renew lead cover flashing over 300mm and ne 450mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic including all necessary labours and remove waste and debris.	LM	72.09
231009	R	FLASHING:RENEW LEAD STEPPED NE 300MM Flashing:Renew lead stepped flashing ne 300mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic, including all necessary labours and remove waste and debris.	LM	86.99
231010	R	FLASHING:RENEW LEAD STEPPED NE 450MM Flashing:Renew lead stepped flashing over 300mm and ne 450mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic including all necessary labours and remove waste and debris.	LM	111.15
231011	R	FLASHING:RENEW LEAD APRON NE 300MM Flashing:Renew lead apron flashing ne 300mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic including all necessary labours and remove waste and debris.	LM	79.02
231012	R	FLASHING:RENEW LEAD APRON NE 450MM Flashing:Renew lead apron flashing over 300mm and ne 450mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic including all necessary labours and remove waste and debris.	LM	103.18

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ITEM	PRI	DESCRIPTION	UNIT	RATE
231013	R	FLASHING:TAKE OFF AND REFIX LEAD Flashing:Take off lead flashing, set aside, hack out pointing, clean out groove of brickwork, refix flashing and wedge with lead and repoint in mastic.	LM	18.23
231015	R	FLASHING:RAKE OUT AND REPOINT LEAD Flashing:Rake out pointing of lead flashing and repoint in mastic.	LM	9.92
231017	R	FIREWALL:RENEW LEAD FLASHINGS TO COPINGS Firewall:Remove existing coping stones and clear away, renew lead flashings to both sides of firewall, all dressings etc point in mastic, lay new pcc coping stones bed, point in mortar (1:3).	LM	116.22
231020	R	GUTTER:RENEW LEAD LINING NE 600MM GIRTH Gutter:Renew lead parapet gutter lining ne 600mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic including all necessary labours and remove waste and debris.	LM	117.54
231021	R	VALLEY:RENEW LEAD GUTTER NE 900MM GIRTH Valley:Renew lead valley gutter over 450mm and ne 900mm girth, remove and refix roof tiles or slates and battens as required, including all necessary labours and remove waste and debris.	LM	123.34
231022	R	VALLEY:RENEW LEAD GUTTER NE 450MM GIRTH Valley:Renew lead valley gutter ne 450mm girth, remove and refix roof tiles or slates and battens as required, including all necessary labours and remove waste and debris.	LM	87.19
231023	R	VALLEY:RENEW LEAD GUTTER AND BOARDS Valley:Renew lead valley gutter ne 900mm girth, with valley boards and tilting fillets, remove and refix roof tiles or slates as required, including all necessary labours and remove waste and debris.	LM	199.51
231025	R	VALLEY:REPAIR LEAK TO LEADWORK Valley:Repair leak in lead valley with wiped joint or soldered on patch, remove and refix tiles and or slates as necessary (measured per valley).	IT	49.53
231027	R	SOAKER:RENEW OR REFIX LEAD Soaker:Renew or refix lead soaker ne 250x330mm, including all necessary labours and remove waste and debris.	NO	19.20
231028	R	SADDLE:RENEW LEAD NE 500MM X 500MM Saddle:Renew or supply new lead saddle ne 500x500mm, cut and dressed to shape, all necessary labours and remove waste and debris.	NO	37.05
231030	R	SADDLE:REFIX LEAD NE 500MM X 500MM Saddle:Refix lead saddle ne 500x500mm, cut and dressed to shape, all necessary labours and remove waste and debris.	NO	18.75
231031	R	ROOF:RENEW LEAD ROOF COVERING Roof:Renew lead roof covering, remove old lead, cut, fit and dress new roof covering, all nailing and caps, drips, welted edges, bossed ends and intersections, labours, remove waste and debris.	SM	198.39
231033	R	PORCH:RENEW LEAD COVERING TO PORCH Porch:Renew lead covering to porch including remove old lead, cut, fit and dress new covering including all nailing and caps, drips, welted edges, bossed ends, intersections and all labours.	SM	214.34

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ITEM	PRI	DESCRIPTION	UNIT	RATE
231035	R	DORMERS:RENEW LEAD TO DORMERS Dormers:Renew lead covering to dormers including remove old lead, cut, fit and dress new covering including all nailing and caps, drips, welted edges, bossed ends, intersections and all labours.	SM	226.30
231037	R	BOW/BAY:RENEW LEAD FLAT ROOF NE 3.0SM Bow/Bay:Renew lead covering to flat bow/bay roof ne 3.00sm, remove old lead, cut, fit dress new covering with all nailing, caps, drips, welted edges, bossed ends, dressings, all labours.	IT	600.58
231039	R	BOW/BAY:RENEW LEAD SLOPING ROOF NE 3.0SM Bow/Bay:Renew lead covering to sloping bow/bay roof ne 3.00sm, remove old lead, cut, fit, dress new covering with all nailing caps, drips, welted edges, bossed ends, dressings, all labours.	IT	676.33
Roofing - Client Inspection				
298001	U	CLIENT INSPECTION:ROOFING Client Inspection:Undertake client inspection, testing etc. in connection with roofing, report to Client Representative (any repairs required to be ordered must be instructed by CR).	IT	23.92

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
CARPENTRY AND JOINERY				
Floors, Roofs and Partitions				
Floors				
301103	R	JOIST:RENEW NE 100MM DEEP TO FLOOR Joist:Renew softwood floor joist ne 100mm deep to match existing, clear away existing, fix with all packings, cleats, hangers, noggins, solid strutting etc., cut out and make good brickwork.	LM	14.69
301105	R	JOIST:RENEW SECTION NE 225MM DEEP TO FLOOR Joist:Renew section with treated sawn softwood floor joist ne 225mm deep to match existing, ne 1.00m long bolted to existing joists, all hangers,packings, cleats, preservative to cut ends, make good.	IT	39.41
301107	R	JOIST:RENEW NE 225MM DEEP TO FLOOR Joist:Renew softwood floor joist ne 225mm deep to match existing, clear away existing, fix with all packings, cleats, hangers, noggins, solid strutting etc., cut out and make good brickwork.	LM	26.71
301109	R	JOIST:LEVEL JOIST WITH PACKINGS Joist:Level joist by inserting packings including take up, refix floorboards, make good any finishes remove, refix any furniture, carpets (msd per joist) (not to be claimed with joist renewal).	NO	38.76
301122	R	FLOOR:STRIP OUT FLOOR AND SLEEPERS Floor:Strip out defective timber floor complete with any redundant service installation attached or passing through floor, demolish sleeper walls down to sub-floor level, make good, remove spoil.	SM	23.68
301123	R	FLOOR:RENEW GROUND FLOOR COMPLETE Floor:Strip out existing floor and sleeper walls, remove void debris, build sleeper walls, softwood floor with 22mm floorboards, ne 50x125mm joists, ne 50x100mm wall plates, dpc, remove spoil.	SM	177.40
301125	R	FLOOR:RENEW SOFTWOOD FLOOR COMPLETE Floor:Renew softwood floor comprising 22mm floor boards, ne 50x125mm joists, ne 50x100mm wall plates, dpc, galvanised joist hangers, cut in and primed, remove spoil.	SM	101.44
301127	R	FLOOR:RENEW SOFTWOOD UPPER FLOOR COMPLETE Floor:Renew softwood upper floor comprising 22mm floorboards, ne 50x175mm joists, and ne 50100mm wall plates, dpc, 25x50mm strutting, galvanised joist hangers, cut in and primed, remove spoil.	SM	107.40
301129	R	FLOOR:CONSTRUCT SOFTWOOD FLOOR Floor:Construct softwood floor comprising 22mm floorboards, ne 50x125mm joists and ne 50x100mm wall plates, dpc, galvanised joist hangers, cut and primed in, remove spoil.	SM	83.92
301131	R	FLOOR:CONSTRUCT SOFTWOOD UPPER FLOOR Floor:Construct softwood upper floor comprising 22mm floor boards, ne 50x175mm joists and ne 50x100mm wall plates, dpc, 25x50mm strutting, trimming openings, joists hangers, remove spoil.	SM	89.88

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Wall or Partitions				
301301	R	PARTITION:ERECT TIMBER STUD AND PLASTERBOARD BF Partition:Erect or renew stud partition comprising ne 50x100mm members fixed to walls, pack out, scribe, 12.5mm taper edged plasterboard scrim jointed and all labours to both faces.	SM	87.98
301303	R	PARTITION:ERECT TIMBER STUD PLASTERBOARD SKIM BF Partition:Erect or renew stud partition comprising ne 50x100mm members fixed to walls, pack out and scribe, 12.5mm butt jointed plasterboard and 3mm plaster skim coat and all labours to both faces.	SM	97.27
301305	R	PARTITION:INSTALL INSULATION INFILL NE 100MM Partition:Supply and install insulation infill ne 100mm thick to stud partition.	SM	4.47
301307	R	PARTITION:INSTALL SOUND INFILL 75M Partition:Supply and install sound insulation infill 75mm thick to stud partition.	SM	13.72
301311	R	PARTITION:ERECT METAL STUD AND PLASTERBOARD BF Partition:Supply and erect or renew proprietary metal stud partition, sole, head plate, noggins, studs, 12.5mm taper edged plasterboard scrim jointed, all labours to both faces, remove waste/debris	SM	51.71
301313	R	PARTITION:METAL STUD PLASTERBOARD SKIM BF Partition:Erect or renew proprietary metal stud system fixed to walls, 12.5mm plasterboard and 3mm plaster skim coat and all labours to both faces.	SM	61.08
301315	R	PARTITION:FILL IN OPENING IN TIMBER STUDDING Partition:Fill in existing opening in stud partition with ne 50x100mm members fixed to walls, pack out, scribe, 12.5mm taper edged plasterboard scrim jointed, labours, skirting to both faces.	SM	98.50
301317	R	PARTITION:FORM OPENING IN TIMBER STUDDING Partition:Cut or form opening in plastered stud partition, frame up opening with 50x100mm members fixed to walls, make good plasterboard, 3mm skim coat, extend flooring make good, remove spoil.	IT	127.68
301319	R	PARTITION:EXTEND OPENING IN TIMBER STUDDING Partition:Take out existing door lining, cut, form extended opening ne 1.00sm in existing stud partition plastered both sides, additional stud members, make good, remove waste and debris.	IT	56.33
301321	R	PARTITION:DEMOLISH Partition:Demolish existing softwood framed, plasterboard or other sheet finishing to both sides partition, disconnect electrical works, disconnect sanitary fittings etc, make good, remove debris.	SM	19.29
Wall Plates				
301501	R	PLATE:RENEW 75X100MM WALL PLATE Plate:Renew pressure impregnated sawn softwood wall plate ne 75x100mm, bedded in cement mortar (1:3) and apply preservative to cut ends and remove waste and debris.	LM	12.27

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
301503	R	PLATE:RENEW 75X100MM WALL PLATE AND DPC Plate:Renew pressure impregnated sawn softwood wall plate ne 75x100mm, bedded in cement mortar (1:3, apply preservative to cut ends, polypropylene dpc 138mm girth, remove waste and debris.	LM	14.11
Roof Members				
301701	R	RAFTER:RENEW NE 175MM RAFTER JOIST OR TRUSS MEMBER Rafter:Renew rafter/roof joist, ne 175mm deep to match existing in roof space, cut to length, apply preservative to cut ends, cut out, make good brickwork, bolted to existing roof timbers.	LM	14.82
301702	R	RAFTER:RENEW NE 250MM RAFTER JOIST OR TRUSS MEMBER Rafter:Renew rafter/roof joist, ne 250mm deep to match existing in roof space, cut to length, apply preservative to cut ends, cut out, make good brickwork, bolted to existing roof timbers.	LM	21.26
301703	R	COLLAR/STRUT:RENEW NE 175MM THICK Collar/Strut:Renew collar or strut, ne 175mm thick in roof space, cut to length, apply preservative to cut ends, cut out make good brickwork, bolted to existing roof timbers.	LM	19.83
Joist Hangers				
301901	R	HANGER:RENEW GALVANISED JOIST HANGER Hanger:Renew galvanised joist hanger, cut out, bed in mortar and make good brickwork, renew in conjunction with joist repairs.	NO	8.27
301903	R	HANGER:CUT OUT AND INSERT JOIST HANGER Hanger:Cut out and insert galvanised steel joist hanger to correct floor alignment, bed in mortar, pin, make good brickwork, renew in conjunction with floor or joist repairs.	IT	12.27
Fascia, Soffit and Bargeboards				
Fascias, Soffit and Bargeboards - Timber				
303001	R	FASCIA:RENEW IN SOFTWOOD NE 300MM Fascia/Barge:Renew fascia or barge with treated softwood, ne 300mm wide, fixed to roof timbers, remove, refix rainwater goods and any cabling, adjust roof tiles and felt, decorate.	LM	55.66
303003	R	FASCIA:RENEW IN WBP PLYWOOD NE 300MM Fascia/Barge:Renew fascia or barge with WPB plywood, ne 300mm wide, fixed to roof timbers, remove, refix rainwater goods and any cabling, adjust roof tiles and felt, decorate.	LM	59.90
303006	R	SOFFIT:RENEW IN SOFTWOOD NE 300MM Soffit:Renew soffit board with treated softwood ne 300mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.	LM	45.33
303007	R	SOFFIT:RENEW IN SOFTWOOD NE 450MM Soffit:Renew soffit board with treated softwood ne 450mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing.	LM	57.22

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ITEM	PRI	DESCRIPTION	UNIT	RATE
303008	R	SOFFIT:RENEW IN PLYWOOD NE 300MM Soffit:Renew soffit board with WPB plywood ne 300mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.	LM	48.03
303009	R	SOFFIT:RENEW IN PLYWOOD NE 450MM Soffit:Renew soffit board with WPB plywood ne 450mm wide including renew noggins as necessary fixed to roof timbers and refix cables and prepare for redecoration, and remove waste and debris.	LM	59.19
303010	R	SOFFIT:RENEW IN MASTERBOARD NE 300MM Soffit:Renew soffit board with masterboard ne 300mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.	LM	61.56
303011	R	SOFFIT:RENEW IN MASTERBOARD NE 450MM Soffit:Renew soffit board with masterboard ne 450mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing.	LM	80.38
303015	R	FASCIA/SOFFIT/BARGE:REFIX Fascia/Soffit/Barge:Refix any size fascia, soffit or bargeboard to existing roof timbers including remove, refix rainwater goods, cabling, renewal of support battens, all cutting, packing, make good.	LM	49.05
303017	R	BOXED END:RENEW TO FASCIA AND SOFFIT Boxed End:Renew boxed end to fascia and soffit including renew timber supports, new WPB plywood soffit, fascia etc, all cutting shaping, jointing to existing fascias, soffits etc, decorate.	NO	74.05
Fascias, Soffits and Bargeboards - PVCu				
303005	R	FASCIA:RENEW IN PVCU NE 300MM Fascia/Barge:Renew fascia or bargeboard with proprietary PVCu board ne 300mm wide fixed to roof timbers, remove, refix rainwater goods and any cabling, adjust roof tiles and felt.	LM	50.33
303012	R	SOFFIT:RENEW IN PVCU NE 150MM Soffit:Renew soffit board with PVCu board ne 150mm wide including remove existing, renew noggins as necessary and fix new board to roof timbers and refix cables and remove waste and debris.	LM	27.17
303014	R	SOFFIT:RENEW IN PVCU NE 300MM Soffit:Renew soffit board with PVCu board over 150mm ne 300mm wide including remove existing, renew noggins as necessary and fix new board to roof timbers and refix cables and remove waste and debris.	LM	34.15
303013	R	SOFFIT:RENEW IN PVCU NE 450MM Soffit:Renew soffit board with PVCu board ne 450mm wide including remove existing, renew noggins as necessary and fix new board to roof timbers and refix cables and remove waste and debris.	LM	41.23
Fascias, Soffit and Bargeboards - Timber				
303016	R	SOFFIT:PROVIDE PVCU VENT STRIP Soffit:Supply and install PVCu ventilation strip to eaves soffit in conjunction with soffit renewal, remove waste and debris.	LM	12.30

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Fascias, Soffits and Bargeboards - PVCu				
303019	R	BOXED END:RENEW IN PVCU TO FASCIA AND SOFFIT Boxed End:Renew boxed end to fascia and soffit including renew timber supports with proprietary PVCu board soffit, fascia etc, all cutting and shaping, jointing to existing fascias, soffits.	NO	74.60
Rainwater Gutters - Timber				
303101	R	GUTTER:RENEW NE 150X100MM TIMBER Gutter:Renew in ne 150x100mm moulded timber gutter including support brackets fixed to fascia, all cutting, make joints, line, level and connections to existing guttering.	LM	47.82
303102	R	GUTTER:REALIGN TIMBER GUTTER Gutter:Take down any timber gutter, remove and refix brackets to fascia and refix gutter to brackets including all angles, outlets, stop ends and remake all joints and remove waste and debris.	LM	21.12
303103	R	GUTTER:FORM STOP END Gutter:Form stop end to timber gutter.	NO	19.56
303104	R	GUTTER:FORM OUTLET Gutter:Cut hole in timber gutter, form outlet and fix nozzle/spitter.	NO	63.51
303105	R	GUTTER:RENEW CAST IRON BRACKET TO TIMBER GUTTER Gutter:Renew cast iron bracket of any profile including remaking joints and line and level and remove waste and debris.	NO	40.51
303106	R	GUTTER:RENEW TIMBER BRACKET Gutter:Renew timber bracket of any profile including remaking joints and line and level and remove waste and debris.	NO	24.01
Flooring				
Flooring - Rigid Sheet - WPB Plywood				
305101	U	FLOORING:RENEW IN 19MM PLYWOOD Flooring:Renew any flooring with 19mm WBP plywood including denail joists, clear debris, punch in nails, level to existing and make good including additional noggins and support battens as necessary.	SM	42.60
305103	R	FLOORING:RENEW IN 6MM PLYWOOD Flooring:Renew any flooring with 6mm WBP plywood including denail joists, clear debris, punch in nails, level to existing and make good including additional noggins and support battens as necessary.	SM	25.24
305105	R	FLOORING:SUPPLY AND LAY 4MM PLYWOOD Flooring:Supply and lay 4mm WBP plywood nailed to existing floorboard at 150mm centres with wired nails and level as necessary.	SM	23.16
Flooring - Rigid Sheet - Flooring Grade Chipboard				
305301	U	FLOORING:RENEW IN 19MM CHIPBOARD Flooring:Renew any flooring with 19mm flooring grade V313 waterproof chipboard, denail joists, remove spoil, punch in nails, level to existing, make good, additional noggins/support battens.	SM	32.74

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ITEM	PRI	DESCRIPTION	UNIT	RATE
305303	U	FLOORING:RENEW IN INSULATED CHIPBOARD Flooring:Renew any flooring with flooring grade V313 waterproof insulating chipboard, denail joists, remove spoil, punch in nails, level to existing, make good, additional noggins/battens.	SM	41.81
Flooring - Rigid Sheet - Hardboard				
305501	R	FLOORING:SUPPLY AND LAY HARDBOARD Flooring:Supply and lay 3.2mm flooring grade hardboard nailed to existing floorboard at 150mm centres with wired nails and level as necessary.	SM	11.62
Flooring - Timber Board				
305701	U	FLOORBOARD:RENEW ANY TYPE NE 1.0SM Floorboard:Renew to match existing flooring with 19mm T and G or square edged flooring in area ne 1.00sm, denail joists, punch in nails, level to existing, extra noggins, make good, remove debris.	IT	58.05
305702	U	FLOORBOARD:RENEW SINGLE Floorboard:Renew to match existing any single isolated floorboard with 19mm T & G or square edged flooring, denail joists, punch in nails, level level to existing, make good, remove waste and debris.	LM	8.89
305703	U	FLOORBOARD:RENEW ANY TYPE OVER 1.0SM Floorboard:Renew to match existing flooring with 19mm T and G or square edged flooring, denail joists, punch in nails, level to existing, extra support noggins, make good, and remove waste and debris.	SM	55.54
305704	R	FLOORBOARDS:REMOVE AND REFIX AREA Floorboard:Remove and later refix any area of boards, including denail joists, remove waste and debris, punch in nails, level to existing and make good including any extra support noggins required.	SM	21.23
305705	R	FLOORBOARD:REMOVE AND REFIX SINGLE BOARD Floorboard:Remove and later refix any boards, including denail joists and remove waste and debris, punch in nails, level to existing and make good including any extra support noggins required.	LM	5.18
305706	R	FLOORBOARD:SCREW DOWN PER ROOM Floorboard:Screw down any width loose floorboards in any room including providing fixing batten to side of joist where end of board is unsupported (per room).	IT	6.21
305709	R	FLOORING:APPLY 2 COATS PRESERVATIVE Flooring:Prepare and brush apply two coats of approved preservative to general surfaces of flooring.	SM	8.07
Flooring - Wood Block				
306001	R	FLOORING:RENEW WOOD BLOCK NE 2.0SM Flooring:Renew wood block floor in patches ne 2.00sm, take up existing, lay new 25mm thick flooring with T and G joints fixed with adhesive laid to herring bone pattern, make good.	IT	174.19
306003	R	FLOORING:RENEW WOOD BLOCK OVER 2.0SM Flooring:Renew wood block floor in patches over 2.00sm, take up existing, lay new 25mm thick flooring with T and G joints fixed with adhesive laid to herring bone pattern, make good.	SM	116.12

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ITEM	PRI	DESCRIPTION	UNIT	RATE
External Cladding				
Cladding - Timber Weatherboarding - Shiplap				
307101	R	CLADDING:RENEW 19MM SHIPLAP NE 2.0SM Cladding:Remove existing and renew with 19mm treated shiplap boarding in areas ne 2.00sm, all labours, fixed to existing framework, renew defective battens, decorate to match.	IT	94.32
307103	R	CLADDING:RENEW 19MM SHIPLAP OVER 2.0SM Cladding:Remove existing and renew with 19mm treated shiplap boarding in area over 2sm, all labours, fixed to existing framework, renew defective battens, decorate to match, remove waste and debris.	SM	52.70
307105	R	CLADDING:REFIX LOOSE SHIPLAP FEATHER EDGE OR TGV Cladding:Refix loose timber shiplap, feather edge or tongued, grooved and V jointed boarding to existing framework including renewal of any support battens required and make good decorations.	SM	10.74
Cladding - Timber Weatherboarding - Feather Edge				
307301	R	CLADDING:RENEW FEATHER EDGE NE 2.0SM Cladding:Remove existing and renew with 19mm treated feather edge boarding in areas ne 2sm, all labours, fixed to existing framework, renew defective battens, decorate to match, remove waste debris.	IT	71.56
307303	R	CLADDING:RENEW FEATHER EDGE OVER 2.0SM Cladding:Remove existing and renew with 19mm treated feather edge boarding in areas over 2.00sm, all labours, fixed to framework, renew defective battens, decorate to match, remove waste and debris.	SM	38.41
Timber Weatherboard - Softwood TGV				
307501	R	CLADDING:RENEW TGV JOINT NE 2.0SM Cladding:Remove existing and renew with 19mm treated T, G and V jointed boarding in area ne 2sm, all labours, fixed to framework, renew defective battens, decorate to match, remove waste and debris.	IT	89.28
307503	R	CLADDING:RENEW TGV JOINT OVER 2.0SM Cladding:Remove existing and renew with 19mm treated T, G, V jointed boarding in area over 2.00sm, all labours, fixed to framework, renew defective battens, decorate to match, remove waste and debris.	SM	51.08
Plastic Profiled Sheet Cladding - Shiplap				
307701	R	CLADDING:RENEW PVC SHIPLAP NE 2.0SM Cladding:Remove existing defective PVC shiplap cladding, renew in areas ne 2.00sm, all trims, channels and jointing, fixed to framework, renew defective support battens, remove waste and debris.	IT	104.89
307703	R	CLADDING:RENEW PVC SHIPLAP OVER 2.0SM Cladding:Remove existing and renew with cellular cored PVC shiplap boarding, in areas over 2.00sm, all trims, channels and jointing, fixed to existing framework, renew defective support battens.	SM	58.15
307705	R	CLADDING:REFIX LOOSE PVC SHIPLAP OR TGV Cladding:Refix loose PVC shiplap or tongued, grooved and V jointed cladding to existing framework including renewal of support battens required and all trims, channels and jointing.	SM	12.43

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Canopies - Timber				
308001	R	CANOPY:RENEW IN TIMBER Canopy:Take off, set aside roof tiles, remove existing structure, supply, fix pretreated timber canopy, relay roof tiles, felt, battens, redress flashings, make good (msd surface of roof coverings).	SM	363.25
308003	R	CANOPY:RENEW ANY EXPOSED STRUCTURAL TIMBER MEMBERS Canopy:Support canopy, cut out, renew with pretreated timber any defective, decayed or damaged structural timber canopy member, joint, make good, decorate to match existing, remove waste and debris.	IT	58.82
308005	R	CANOPY:RENEW ANY HIDDEN STRUCTURAL TIMBER MEMBER Canopy:Support canopy, take down, set aside, refix soffit, fascia or bargeboard as necessary, cut out, renew any defective, decayed or damaged structural timber member to canopy, joint, make good.	IT	75.13
Windows				
Casement - Standard Softwood Double Glazed				
310101	R	WINDOW:RENEW STANDARD SOFTWOOD CASEMENT 1 LIGHT Window:Renew any window with standard double glazed softwood casement window with softwood cill, eatherstripping, ironmongery, make good, prepare to decorate externally, 1 No. opening light.	SM	347.18
310105	R	WINDOW:RENEW STANDARD SOFTWOOD CASEMENT 2 LIGHT Window:Renew any window with standard double glazed softwood casement window with softwood cill, eatherstripping, ironmongery, make good, prepare to decorate externally, 2 No. opening light.	SM	324.89
310109	R	WINDOW:RENEW STANDARD SOFTWOOD CASEMENT 3 LIGHT Window:Renew any window with standard double glazed softwood casement window with softwood cill, eatherstripping, ironmongery, make good, prepare to decorate externally, 3 No. opening light.	SM	346.61
310113	R	WINDOW:RENEW STANDARD SOFTWOOD CASEMENT 4 LIGHT Window:Renew any window with standard double glazed softwood casement window with softwood cill, eatherstripping, ironmongery, make good, prepare to decorate externally, 4 No. opening light.	SM	360.61
Casement -Prefinished Standard Softwood Dbl Glazed				
310201	R	WINDOW:RENEW PREFINISHED SOFTWOOD CASEMENT 1 LIGHT Window:Renew timber window with prefinished standard double glazed softwood casement window and cill, 1 No. opening light, fixed lights, ironmongery, sealant, make good, remove waste and debris.	SM	347.08
310203	R	WINDOW:RENEW PREFINISHED SOFTWOOD CASEMENT 2 LIGHT Window:Renew timber window with prefinished standard double glazed softwood casement window and cill, 2 No. opening lights, fixed lights, ironmongery, sealant, make good, remove waste and debris.	SM	322.59
310205	R	WINDOW:RENEW PREFINISHED SOFTWOOD CASEMENT 3 LIGHT Window:Renew timber window with prefinished standard double glazed softwood casement window and cill, 3 No. opening lights, fixed lights, ironmongery, sealant, make good, remove waste and debris.	SM	346.99

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ITEM	PRI	DESCRIPTION	UNIT	RATE
310207	R	WINDOW:RENEW PREFINISHED SOFTWOOD CASEMENT 4 LIGHT Window:Renew timber window with prefinished standard double glazed softwood casement window and cill, 4 No. opening lights, fixed lights, ironmongery, sealant, make good, remove waste and debris.	SM	361.98
Casement - Purpose Made Softwood Double Glazed				
310301	R	WINDOW:RENEW PURPOSE SOFTWOOD CASEMENT 1 LIGHT Window:Renew any window with purpose made double glazed softwood casement window with softwood cill, weatherstripping, ironmongery, make good, prepare to decorate, 1 No. opening light.	SM	476.47
310305	R	WINDOW:RENEW PURPOSE SOFTWOOD CASEMENT 2 LIGHT Window:Renew any window with purpose made double glazed softwood casement window with softwood cill, weatherstripping, ironmongery, make good, prepare to decorate, 2 No. opening light.	SM	542.62
310309	R	WINDOW:RENEW PURPOSE SOFTWOOD CASEMENT 3 LIGHT Window:Renew any window with purpose made double glazed softwood casement window with softwood cill, weatherstripping, ironmongery, make good, prepare to decorate, 3 No. opening light.	SM	553.94
310313	R	WINDOW:RENEW PURPOSE SOFTWOOD CASEMENT 4 LIGHT Window:Renew any window with purpose made double glazed softwood casement window with softwood cill, weatherstripping, ironmongery, make good, prepare to decorate, 4 No. opening light.	SM	510.16
Box Sash - Purpose Made Softwood Double Glazed				
310501	R	WINDOW:RENEW SOFTWOOD BOX SASH Window:Renew window with purpose made double glazed softwood double hung cased box frame and sashes complete with ironmongery, weatherstripping, make good, prepare to decorate externally.	SM	696.29
Horizontal Pivot Hung - Purpose Made Softwood				
310701	R	WINDOW:RENEW SOFTWOOD HORIZONTAL PIVOT Window:Renew window with purpose made double glazed softwood horizontal pivot hung window complete with ironmongery, weatherstripping, make good, prepare to decorate externally.	SM	472.76
Casement - Standard Hardwood Double Glazed				
311101	R	WINDOW:RENEW STANDARD HARDWOOD CASEMENT 1 LIGHT Window:Renew any window with standard double glazed hardwood casement window with hardwood cill, weatherstripping, ironmongery, make good, prepare to decorate externally, 1 No. opening light.	SM	486.99
311105	R	WINDOW:RENEW STANDARD HARDWOOD CASEMENT 2 LIGHT Window:Renew any window with standard double glazed hardwood casement window with hardwood cill, weatherstripping, ironmongery, make good, prepare to decorate externally, 2 No. opening light.	SM	440.80
311109	R	WINDOW:RENEW STANDARD HARDWOOD CASEMENT 3 LIGHT Window:Renew any window with standard double glazed hardwood casement window with hardwood cill, weatherstripping, ironmongery, make good, prepare to decorate externally, 3 No. opening light.	SM	472.12

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ITEM	PRI	DESCRIPTION	UNIT	RATE
311113	R	WINDOW:RENEW STANDARD HARDWOOD CASEMENT 4 LIGHT Window:Renew any window with standard double glazed hardwood casement window with hardwood cill, weatherstripping, ironmongery, make good, prepare to decorate externally, 4 No. opening light.	SM	496.11
Casement - Purpose Made Hardwood Double Glazed				
311301	R	WINDOW:RENEW PURPOSE HARDWOOD CASEMENT 1 LIGHT Window:Renew any window with purpose made hardwood casement window with hardwood cill, double glazed weatherstripping, ironmongery, make good, prepare to decorate, 1 No. opening light.	SM	718.49
311305	R	WINDOW:RENEW PURPOSE HARDWOOD CASEMENT 2 LIGHT Window:Renew any window with purpose made hardwood casement window with hardwood cill, double glazed weatherstripping, ironmongery, make good, prepare to decorate, 2 No. opening lights.	SM	831.49
311309	R	WINDOW:RENEW PURPOSE HARDWOOD CASEMENT 3 LIGHT Window:Renew any window with purpose made hardwood casement window with hardwood cill, double glazed weatherstripping, ironmongery, make good, prepare to decorate, 3 No. opening lights.	SM	840.66
311313	R	WINDOW:RENEW PURPOSE HARDWOOD CASEMENT 4 LIGHT Window:Renew any window with purpose made hardwood casement window with hardwood cill, double glazed weatherstripping, ironmongery, make good, prepare to decorate, 4 No. opening lights.	SM	924.11
Box Sash - Purpose Made Hardwood Double Glazed				
311501	R	WINDOW:RENEW HARDWOOD BOX SASH Window:Renew window with purpose made hardwood double hung cased box frame and sashes complete with ironmongery, weatherstripping, double glazed, make good, decorate.	SM	1113.38
Horizontal Pivot Hung - Purpose Made Hardwood				
311701	R	WINDOW:RENEW HARDWOOD HORIZONTAL PIVOT Window:Renew window with purpose made hardwood horizontal pivot hung window complete with ironmongery, double glazed, weatherstripping, make good, decorate.	SM	668.26
Windows - Feature - Softwood				
312001	R	WINDOW:RENEW SOFTWOOD FEATURE Window:Renew any window with standard double glazed softwood combination feature window ne 5.00sm with fixed, opening lights and panels, make good ironmongery, weatherstripping, prepare to decorate.	SM	547.75
Windows - Feature - Pre-finished Softwood				
312101	R	WINDOW:RENEW PREFINISHED SOFTWOOD FEATURE Window:Renew timber window with prefinished standard double glazed softwood feature window ne 5.00sm overall with combination of fixed and opening lights and panels, ironmongery, sealant, make good.	SM	554.90

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Windows - Feature - Hardwood				
313001	R	WINDOW:RENEW HARDWOOD FEATURE Window:Renew any window with standard hardwood combination feature window ne 5.00sm with double glazed fixed, opening lights and panels, make good ironmongery, weatherstripping, decorate to match.	SM	722.03
Frames - Combination - Softwood				
341301	R	FRAME:RENEW SOFTWOOD COMBINATION UNIT Frame:Renew window/door frame unit with standard softwood unit, weatherstripping, ironmongery, double glazed, make good, decorate to match, opening lights.	SM	499.83
Frames - Combination - Pre-Finished Softwood				
341401	R	FRAME:RENEW PREFINISHED SOFTWOOD COMBINATION UNIT Frame:Renew window/door frame with prefinished double glazed standard softwood unit, ne 2 No. opening lights, fixed lights, weatherstrip, ironmongery, bed frame, sealant, make good (Door msd sep).	SM	493.65
Frames - Combination - Hardwood				
341501	R	FRAME:RENEW HARDWOOD COMBINATION UNIT Frame:Renew window/door frame unit with standard hardwood unit, weatherstripping, ironmongery, double glazed, make good, decorate to match, opening lights.	SM	732.20
Horizontal Pivot Hung - Purpose Made PVCu				
313501	R	WINDOW:RENEW WITH PVCU PIVOT Window:Renew any type window with purpose made PVCu factory glazed horizontal pivot hung window complete with cill, 28mm double glazed, fixed lights, ironmongery, weatherstripping, make good.	SM	256.15
Windows - Casement - Purpose Made PVCu				
313601	R	WINDOW:RENEW WITH PVCU CASEMENT 1 LIGHT Window:Renew any type window with purpose made PVCu factory glazed casement window with cill, double glazed, weatherstripping, ironmongery make good, 1 No. opening light.	SM	215.80
313605	R	WINDOW:RENEW WITH PVCU CASEMENT 2 LIGHT Window:Renew any type window with purpose made PVCu factory glazed casement window with cill, double glazed, weatherstripping, ironmongery make good, 2 No. opening lights.	SM	257.88
313609	R	WINDOW:RENEW WITH PVCU CASEMENT 3 LIGHT Window:Renew any type window with purpose made PVCu factory glazed casement window with cill, double glazed, weatherstripping, ironmongery make good, 3 No. opening lights.	SM	295.42
313613	R	WINDOW:RENEW WITH PVCU CASEMENT 4 LIGHT Window:Renew any type window with purpose made PVCu factory glazed casement window with cill, double glazed, weatherstripping, ironmongery make good, 4 No. opening lights.	SM	336.40

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Windows - Tilt and Turn - Purpose Made PVCu				
313701	R	WINDOW:RENEW WITH PVCU TILT TURN 1 LIGHT Window:Renew any type window with purpose made PVCu factory glazed tilt/turn window with cill, 28mm double glazed, fixed lights, weatherstripping, ironmongery make good, 1 No. opening light.	SM	305.41
313705	R	WINDOW:RENEW WITH PVCU TILT TURN 2 LIGHT Window:Renew any type window with purpose made PVCu factory glazed tilt/turn window with cill, 28mm double glazed, fixed lights, weatherstripping, ironmongery make good, 2 No. opening lights.	SM	354.84
313709	R	WINDOW:RENEW WITH PVCU TILT TURN 3 LIGHT Window:Renew any type window with purpose made PVCu factory glazed tilt/turn window with cill, 28mm double glazed, fixed lights, weatherstripping, ironmongery make good, 3 No. opening lights.	SM	280.71
313713	R	WINDOW:RENEW WITH PVCU TILT TURN 4 LIGHT Window:Renew any type window with purpose made PVCu factory glazed tilt/turn window with cill, 28mm double glazed, fixed lights, weatherstripping, ironmongery make good, 4 No. opening lights.	SM	341.70
Frames - Combination - PVCu				
341607	R	FRAME:RENEW PVCU COMBINATION UNIT Frame:Renew screen/door frame/screen unit with PVCu factory double glazed combination unit, ironmongery, weatherstripping, make good to all finishes, fixed lights.	SM	418.32
Glazing Variants				
314003	R	GLAZING:DISCOUNT FOR SINGLE GLAZING Glazing:Discount for provide and fix any combination of single glazing in lieu of double glazing to timber windows (measured per nett square metre glass area or fraction thereof).	SM	-23.55
314007	R	GLAZING:EXTRA FOR LAMINATED SAFETY Glazing:Extra cost to provide laminated safety glass double glazed unit in lieu of clear low E/float or Clear low E/obscured pattern group 1 to renewed timber windows (measured per nett sm glass area)	SM	24.16
Windows - Timber - Repairs				
315001	R	WINDOW:EASE AND ADJUST INCLUDING REMOVE Window:Ease any size and type of opening sash, pivot sash, sliding sash including remove, refix sash, beads etc, oil, adjust hinges, ironmongery, touch up decoration, test for effective operation.	NO	15.62
315006	R	WINDOW:RENEW PREFINISHED SW CASEMENT DOUBLE GLAZED Window:Renew ne 900x600mm prefinished double glazed softwood casement with factory applied finish, any size or profile members to match existing and hanging on new pair of steel stormproof hinges.	SM	143.92
315007	R	WINDOW:RENEW NE 0.9X0.6M SW CASEMENT DOUBLE GLAZED Window:Renew ne 900x600mm casement with single glazed treated softwood casement, any size or profile members to match existing, hang on pair of 50mm steel butt storm hinges, prepare to decorate.	NO	138.15

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ITEM	PRI	DESCRIPTION	UNIT	RATE
315008	R	WINDOW:RENEW NE 0.9X0.6M HW CASEMENT DOUBLE GLAZED Window:Renew ne 900x600mm casement with hardwood casement, factory applied base stain, any size or profile members to match existing, hang on pair of 50mm steel butt storm hinges, prepare to decorate.	NO	198.49
315009	R	WINDOW:RENEW FIXED SASH NE 0.9X0.6M DOUBLE GLAZED Sash:Renew ne 900x600mm fixed sash with double glazed treated softwood sash, any size or profile members to match existing, bed in linseed oil putty, screw fixed to frame, prepare to decorate.	NO	133.94
315010	R	WINDOW:RENEW FIXED PREFINISHED SASH DOUBLE GLAZED Sash:Renew ne 900x600mm prefinished fixed softwood sash, double glazed treated softwood sash, to match existing, bed in linseed oil putty, screw fixed to frame, prepare to decorate.	NO	141.53
315011	R	WINDOW:RENEW PIVOT SASH DOUBLE GLAZED Window:Renew pivot sash with single glazed treated softwood pivot, any size or profile to match existing and hang on new pair of pivot hinges, prepare to decorate.	NO	325.21
315012	R	WINDOW:RENEW PREFINISHED PIVOT SASH DOUBLE GLAZED Window:Renew pivot sash with prefinished double glazed softwood pivot, any size or profile to match existing framing, factory applied finish and hanging on new pair of pivot hinges.	SM	356.61
315013	R	WINDOW:RENEW SLIDING SASH DOUBLE GLAZED Window:Renew double glazed treated softwood sliding sash to box sash window, any size or profile to match existing, complete with cords, ease and adjust, and prepare to decorate externally.	NO	267.98
315014	R	GLAZING REPAIRS:EXTRA FOR LAMINATED SAFETY Glazing:Extra cost for laminated safety glass double glazed unit in lieu of clear/obscure double glazed unit to timber windows (measured per nett square metre glass area or fraction thereof).	SM	24.16
315015	R	WINDOW:RENEW SOFTWOOD PARTING OR STAFF BEAD Window:Renew softwood parting bead to box sash window complete and decorate to match existing internally and prepare for redecoration externally and remove waste and debris.	LM	11.04
315019	R	WINDOW:RENEW SET OF SASH CORDS Window:Renew set of pulley cords complete including remove and refix sliding sash pockets and beads and ease pulley (per sash).	IT	27.59
315021	R	WINDOW:RENEW PULLEY WHEEL TO BOX SASH Window:Renew sliding sash pulley wheel including remove and refix sash and renew cords if required, touch up decorations to match existing, and remove waste and debris.	NO	39.74
315023	R	WINDOW:RENEW SASH WEIGHT(S) TO BOX SASH Box Sash:Renew weight(s) to sliding sash including remove and refix sash and renew cords if required, touch up decorations to match existing.	NO	67.76
315025	R	WINDOW:RENEW SPIRAL BALANCES TO BOX SASH Balance:Renew any type and size of spiral balances to double hung sash unit including remove/refix sashes, beads, linings etc, renew balances, test and make good decorations to match existing.	IT	94.00

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ITEM	PRI	DESCRIPTION	UNIT	RATE
315027	R	WINDOW FRAME:CUT OUT AND SPLICE NEW SECTION Window Frame:Cut out and splice in new section treated softwood frame any size or profile to match existing, plugged to brickwork, point with sealant, make good plasterwork, decorate to match.	LM	57.97
315029	R	WINDOW CILL:CUT OUT AND SPLICE NEW NE 300MM Window Cill:Cut out and splice in new section ne 300mm long any size or profile of preservative hardwood cill to match, plugged to brickwork, point with sealant, make good plasterwork.	IT	46.09
315031	R	WINDOW CILL:CUT OUT AND SPLICE NEW OVER 300MM Window Cill:Cut out and splice in new section over 300mm long any size or profile of preservative hardwood cill to match, plugged to brickwork, point with sealant, make good plasterwork.	LM	67.37
315035	R	WINDOW:RENEW GLAZING BEAD Window:Renew with 14x20mm preservative treated softwood or hardwood glazing bead and prepare to redecorate and remove waste and debris.	LM	9.15
315039	R	WINDOW:REFIX LOOSE GLAZING BEAD Window:Refix loose glazing bead and bed in sealant.	LM	5.59
315041	R	WINDOW:RENEW CILL NOSING Window:Renew front section of cill with any size or profile to match existing, with screws and pellats, bed in sealant, cut out defective section and shape new to match existing, redecorate.	LM	30.80
315043	R	WINDOW:RENEW GLAZING BAR Window:Renew glazing bar, any size or profile to match existing, reglaze with existing glass, splice new section, remove/refix sashes, prepare to redecorate (refixing of glass is Contractors risk).	LM	46.88
315045	R	WINDOW:RENEW WEATHER MOULD Window:Renew weather or parrot mould, cut out old and fix new mould, prepare for redecoration, and remove waste and debris.	LM	9.45
315047	R	WINDOW:REPAIR SASH RAIL OR STILE Window:Repair sash rail or stile any size or profile to match existing, reglaze with existing glass, splice new section, remove/refix sashes, decorate (refixing of glass is Contractors risk).	LM	65.13
315049	R	WINDOW:OVERHAUL CASEMENT Window:Overhaul timber casement window, dismantle reassemble, ease, adjust, renew sealing gaskets, renew fixing screws, remove, refit or renew ironmongery, renew putty, mastic, touch up.	NO	48.42
315051	R	WINDOW:OVERHAUL SASH Window:Overhaul timber sash window, renew staff and parting beads, take out sashes, rehang on new sash cords, ease, adjust sashes, remove, refit or renew ironmongery, renew putty, mastic, touch up.	NO	57.28
315053	R	WINDOW:RENEW MULTIPOINT KEEPER Window:Renew keeper to multipoint locking system to timber window, ease and adjust as necessary, touch up decorations and make good.	NO	36.51
315055	R	WINDOW:RENEW TRICKLE WINDOW VENTILATOR Window:Renew or supply and install two part trickle window ventilator screwed to timber window, cut suitable sized aperture in window frame to suit ventilation requirements, make good.	NO	14.35

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ITEM	PRI	DESCRIPTION	UNIT	RATE
315057	R	WINDOW:RENEW ACOUSTIC WINDOW VENTILATOR Window:Renew or supply and install two part acoustic window ventilator screwed to timber window, cut suitable sized aperture in window frame to suit ventilation requirements and make good.	NO	67.77
Timber Window Repairs - Compounds				
315105	R	TIMBER:EPOXY REPAIR NE 10MM X OVER 300MM Timber:Cut away defective material, two part epoxy resin based compound filling to joints, cracks, shakes, splits etc., any width ne 10mm, any depth, over 300mm long, make good.	LM	56.37
315107	R	TIMBER:EPOXY REPAIR NE 10MM X NE 300MM Timber:Cut away defective material, two part epoxy resin based compound filling to joints, cracks, shakes, splits etc., any width ne 10mm, any depth, ne 300mm long, make good.	NO	35.74
315109	R	TIMBER:EPOXY REPAIR NE 25MM X NE 300MM PLAIN Timber:Cut away defective material, two part epoxy resin based compound filling to joints, cracks, shakes, splits etc., any width ne 25mm, any depth, over 300mm long, make good.	NO	44.01
315111	R	TIMBER:EPOXY REPAIR NE 50MM X NE 300MM PLAIN Timber:Cut away defective material, two part epoxy resin based compound filling to joints, cracks, shakes, splits etc., any width over 25mm ne 50mm, any depth, ne 300mm long, make good.	NO	51.42
315113	R	TIMBER:EPOXY REPAIR NE 75MM X NE 300MM PLAIN Timber:Cut away defective material, two part epoxy resin based compound filling to joints, cracks, shakes, splits etc., any width over 50mm ne 75mm, any depth, ne 300mm long, make good.	NO	65.39
315115	R	TIMBER:EPOXY REPAIR NE 25MM X NE 300MM IRREGULAR Timber:Cut away defective material, two part epoxy resin based compound filling to joints, cracks, shakes, splits etc., any width ne 25mm, any depth, ne 300mm long, make good.	NO	46.01
315117	R	TIMBER:EPOXY REPAIR NE 50MM X NE 300MM IRREGULAR Timber:Cut away defective material, two part epoxy resin based compound filling to irregular surfaces, mouldings etc., any width exc 25mm ne 50mm, any depth, ne 300mm long, make good.	NO	54.56
315119	R	TIMBER:EPOXY REPAIR NE 75MM X NE 300MM IRREGULAR Timber:Cut away defective material, two part epoxy resin based compound filling to irregular surfaces, mouldings etc., any width exc 50mm ne 75mm, any depth, ne 300mm long, make good.	NO	70.80
Windows - Metal - Timber Sub-Frame				
316209	R	WINDOW:RENEW TIMBER SUB-FRAME TO METAL Window:Renew timber sub-frame and cill to any steel window, take out, set aside and refix window remove sub-frame, fix treated softwood frame and treated hardwood cill, make good, prepare to decorate.	LM	33.39
Windows - Metal - Repairs				
316401	R	WINDOW:EASE OIL BUTTS ADJUST ANY METAL Window:Ease and oil butts to metal window including force open if necessary, strip paint, file and grind edges.	NO	10.25

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ITEM	PRI	DESCRIPTION	UNIT	RATE
316405	R	WINDOW:RENEW WEATHER/DRAUGHT PROOFING METAL Window:Renew proprietary weather/draught proofing to any opening light to metal window and adjust window as necessary to ensure effective operation.	IT	25.43
316407	E	WINDOW:OVERHAUL METAL Window:Overhaul any type of metal window, dismantle, reassemble, ease, oil adjust casements, file and grind edges, remove, refit or renew ironmongery, renew putty and mastic, touch up.	NO	47.21
Windows - Aluminium - Repairs				
317201	R	WINDOW:EASE OIL BUTTS ADJUST ANY ALUMINIUM Window:Ease and oil butts to any type of aluminium window including renewing runners if necessary.	NO	9.93
317205	E	WINDOW:OVERHAUL ALUMINIUM Window:Overhaul any type of aluminium window, dismantle, reassemble, ease, adjust casements, renew fixing screws, remove, refit or renew ironmongery, renew sealants and mastic, make good.	NO	47.21
Windows - PVCu - Repairs				
318101	R	WINDOW:RENEW FANLIGHT PVCU SASH Window:Renew any size and type of fanlight sash to PVCu window including double glazing and all ironmongery and make good.	NO	72.71
318103	R	WINDOW:RENEW SIDE HUNG PVCU SASH Window:Renew any size and type of sidehung sash to PVCu window including double glazing and all ironmongery and make good.	NO	140.63
318105	R	WINDOW:RENEW TRICKLE VENT TO PVCU Window:Renew or repair any trickle vent to PVCu window.	IT	11.60
318107	R	WINDOW:RENEW HANDLE TO PVCU Window:Renew any defective or broken handle to PVCu window including remove existing, check, lubricate operating mechanism, renew handle to match existing and test.	NO	13.01
318108	R	WINDOW:RENEW LOCKING HANDLE TO PVCU Window:Renew any defective or broken locking handle to PVCu window including remove existing, check, lubricate operating mechanism, renew handle to match existing and test.	NO	14.23
318109	R	WINDOW:RENEW HINGE TO PVCU Window:Renew any defective or broken hinge to PVCu window including remove existing and renew hinge to match existing.	NO	13.52
318111	R	WINDOW:RENEW ESPAGNOLETTE LOCK TO PVCU Window:Renew any defective or broken espagnolette locking mechanism to PVCu window including remove existing and renew to match existing and test.	IT	24.18
318113	R	WINDOW:RENEW SEALING GASKET TO PVCU Window:Renew sealing gasket to any opening light of PVCu window (per opening light).	IT	9.72
318115	R	WINDOW:CHECK LUBRICATE FITTINGS TO PVCU Window:Check operation of all fittings and operating mechanisms to PVCu window complete including lubricate and adjust as necessary.	IT	7.75

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ITEM	PRI	DESCRIPTION	UNIT	RATE
318117	E	WINDOW:EASE AND ADJUST PVCU SASH Window:Ease and adjust PVCu sash including realign as necessary.	IT	12.88
318119	E	WINDOW:OVERHAUL TILT TURN MECHANISM TO PVCU Window:Check operation of tilt and turn mechanism to PVCu window including overhaul, lubricate and adjust as necessary.	NO	21.63
318121	U	WINDOW:RENEW TILT TURN MECHANISM TO PVCU Window:Renew any tilt and turn mechanism complete to PVCu window of any size to match existing, including remove existing, test and leave in proper working order.	NO	139.37
318123	U	WINDOW:CHILD RESTRICTOR TO PVCU Window:Renew or supply and fix new adjustable child proof restrictor/catch to any type of PVCu window including removing existing fitting.	NO	13.28
318125	R	WINDOW:OVERHAUL PVCU Window:Overhaul any type of PVCu window, dismantle reassemble, ease, adjust casements, remove, refit or renew ironmongery check, lubricate operating mechanism, renew gaskets, make good and test.	NO	47.21
318151	R	WINDOW:RENEW GLAZING BEAD TO PVCU Window:Renew any type of defective PVCu glazing bead including remove existing, clean, prepare and fit new bead to match existing including all cutting, mitres, sealing with silicone sealant.	LM	7.13
318155	R	WINDOW:RENEW OPENER GASKET TO PVCU Window:Renew gasket to any style of PVCu window opening light.	LM	3.60
318157	R	WINDOW:RENEW FRICTION STAY TO PVCU Window:Renew any type of stay with stainless steel friction stay to PVCu window.	NO	13.79
318159	R	WINDOW:RENEW RESTRAINING WEDGES TO PVCU Window:Renew plastic restraining wedges to friction stay guide to PVCu window.	NO	2.76
318161	R	WINDOW:RENEW RESTRICTOR STAY TO PVCU Window:Renew restrictor stay to match existing to PVCu window.	NO	13.28
318163	R	WINDOW:RENEW LOCKING HANDLE TO PVCU LOCKING PLATE Window:Renew any type of window handle and striker plate with Securistyle Empress locking plate to PVCu window.	NO	13.83
318165	R	WINDOW:RENEW DRIP MOULD BEAD TO PVCU Window:Renew drip mould bead to PVCu window and make good.	LM	6.50
318167	R	WINDOW:PROVIDE DRIP MOULD BEAD TO PVCU Window:Provide standard section PVCu drip mould bead, fix to PVCu window and make good.	LM	5.00
318169	R	WINDOW:PROVIDE 30MM EXTENSION FLANGE TO PVCU Window:Provide 30mm standard section PVCu extension flange, fix to PVCu window and make good.	LM	6.95
318171	R	WINDOW:PROVIDE 45MM EXTENSION FLANGE TO PVCU Window:Provide 45mm standard section PVCu extension flange, fix to PVCu window and make good.	LM	7.33

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ITEM	PRI	DESCRIPTION	UNIT	RATE
318173	R	WINDOW:PROVIDE 30MM BOX EXTENSION TO PVCU Window:Provide 30mm PVCu box extension piece, fix to PVCu window and make good.	LM	6.95
318175	R	WINDOW:PROVIDE 45MM BOX EXTENSION TO PVCU Window:Provide 45mm PVCu box extension piece fix to PVCu window and make good.	LM	7.33
318177	R	WINDOW:RENEW DRAIN CAPS TO PVCU Window:Renew any missing or broken drain caps to PVCu window (per window).	IT	1.94
318179	R	WINDOW:REPOINT SILICONE TO PVCU FRAME Window:Rake out, prepare and repoint with silicone mastic sealant complete around any external face of PVCu window frame.	LM	4.46
318181	R	WINDOW:RENEW QUADRANT FILLET TO PVCU Window:Renew cellular PVCu quadrant cover fillet fixed with approved adhesive or other approved concealed fixing method internally around windows make good plasterwork and decorations.	LM	6.55
318185	R	WINDOW:RENEW CILL TO PVCU Window:Renew standard section PVCu cill to PVCu window, remove existing, clean, prepare and supply and fit new cill to match existing with end caps, all cutting, mitres, silicone sealant, make good.	LM	37.85
318187	R	WINDOW:PROVIDE CILL TO PVCU Window:Provide standard section PVCu cill to PVCu window clean, prepare and supply and fit new cill including end caps all cutting, mitres, sealing with silicone sealant as necessary and make good.	LM	33.80
318189	R	WINDOW:RENEW CILL ENDS TO PVCU Window:Renew any missing or broken cill ends to PVCu window (per window).	NO	3.46
Windows PVCu - Overhaul				
318301	R	WINDOWS/DOORS:PVCU 1 BED HOUSE CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 1 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.	IT	54.72
318303	R	WINDOWS/DOORS:PVCU 2 BED HOUSE CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 2 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.	IT	68.45
318305	R	WINDOWS/DOORS:PVCU 3 BED HOUSE CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 3 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.	IT	77.16
318307	R	WINDOWS/DOORS:PVCU 4 BED HOUSE CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 4 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.	IT	88.39

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ITEM	PRI	DESCRIPTION	UNIT	RATE
318309	R	WINDOWS/DOORS:PVCU 5 BED HOUSE CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 5 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.	IT	97.10
318311	R	WINDOWS/DOORS:PVCU 1 BED FLAT CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 1 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.	IT	43.29
318313	R	WINDOWS/DOORS:PVCU 2 BED FLAT CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 2 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.	IT	48.51
318315	R	WINDOWS/DOORS:PVCU 3 BED FLAT CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 3 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.	IT	64.74
318317	R	WINDOWS/DOORS:PVCU 4 BED FLAT CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 4 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.	IT	78.46
318319	R	WINDOWS/DOORS:PVCU 5 BED FLAT CHECK CLEAN Windows/doors:Check all PVCu windows and doors to 5 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.	IT	82.17
Windows and Door Frames - Silicone Pointing				
318201	R	DOOR FRAME:RAKE OUT AND REPOINT SEALANT Door Frame:Rake out, prepare and repoint with silicone mastic sealant complete around any door frame of any size (per face).	IT	15.69
318203	R	WINDOW FRAME:RAKE OUT AND REPOINT Window Frame:Rake out, prepare and repoint with silicone mastic sealant complete around any window frame (per face).	IT	16.56
318207	R	WINDOW FRAME:SUPPLY AND FIX BEAD OR SEALANT Window Frame:Supply and fix suitable size PVCu quadrant or flexible PVC cover trim with silicone mastic sealant to surround to jambs and head of any window frame, any location (per face).	IT	25.60
Windows - Roof				
319001	R	ROOF WINDOW:RENEW NE 0.78X0.98M Roof Window:Renew roof window complete size ne 0.78x0.98m with Velux aluminium clad externally roof window with factory fitted clear float double glazed sealed unit, all upstands, flashings etc.	NO	748.02
319003	R	ROOF WINDOW:RENEW NE 1.14X1.18M Roof Window:Renew roof window complete size ne 1.14x1.18m with Velux aluminium clad externally roof window with factory fitted clear float double glazed sealed unit, all upstands, flashings etc.	NO	937.73

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ITEM	PRI	DESCRIPTION	UNIT	RATE
319005	R	ROOF WINDOW:RENEW NE 1.34X1.40M Roof Window:Renew roof window complete size ne 1.34x1.40m with Velux aluminium clad externally roof window with factory fitted clear float double glazed sealed unit, all upstands, flashings etc.	NO	1064.54
Windows - Roof - Repairs				
319101	U	ROOF WINDOW:REMEDY LEAK OR REDRESS FLASHINGS Roof Window:Redress roof flashings around roof window and reseal to prevent water penetration.	NO	37.93
319103	R	ROOF WINDOW:OVERHAUL OPENING GEAR Roof Window:Overhaul opening gear to any type of roof window.	NO	51.46
319105	R	ROOF WINDOW:RENEW CONTROL CORDS Roof Window:Renew operating control cords to any roof window.	NO	31.24
319107	E	ROOF WINDOW:OVERHAUL Roof Window:Overhaul any type of roof window, dismantle and reassemble, ease, adjust, renew fixing screws, overhaul opening gear, remove, refit or renew ironmongery, redress roof flashings, make good.	NO	55.08
External Doors				
Ext Panelled or Glazed - Hardwood - Standard				
321105	R	DOOR:RENEW HW PANELLED OR GLAZED BACK DOOR Door:Renew back door with any size 44mm hardwood panelled, glazed or part glazed door, hang on 1.5 pair butts, fix ironmongery, weathermould, double glazed, make good and prepare to decorate.	NO	437.69
321107	R	DOOR:RENEW HW PANELLED OR GLAZED FRONT DOOR Door:Renew front door with any size 44mm hardwood panelled, glazed or part glazed door hang on 1.5 pair butts, fix ironmongery, weathermould, double glazed, make good, prepare to decorate.	NO	530.22
Ext Panelled or Glazed - Pre-finished Hardwood-Std				
321106	R	DOORSET:RENEW HW PANELLED OR GLAZED BACK DOOR Doorset:Renew back door and frame with any size 44mm hardwood panelled, glazed or part glazed door prepared for double glazing, hardwood frame, ironmongery, make good, decorate to match existing.	NO	603.64
321108	R	DOORSET:RENEW HW PANELLED OR GLAZED FRONT DOOR Doorset:Renew front door and frame with any size 44mm hardwood panelled, glazed or part glazed door prepared for double glazing, hardwood frame, ironmongery, make good, decorate to match existing.	NO	706.68
Ext Panelled or Glazed - Hardwood - Purpose Made				
321305	R	DOOR:RENEW PM HW PANELLED OR GLAZED BACK DOOR Door:Renew back door with any size 44mm hardwood panelled, glazed or part glazed purpose made door hang on 1.5 pair butts, fix ironmongery, double glazed, weathermould, make good, decorate both sides.	NO	604.35
321307	R	DOOR:RENEW PM HW PANELLED OR GLAZED FRONT DOOR Door:Renew front door with any size 44mm hardwood panelled, glazed or part glazed purpose made door hang on 1.5 pair butts, fix ironmongery, double glazed, weathermould, make good, decorate.	NO	707.39

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Ext Panelled or Glazed - Softwood - Standard				
321505	R	DOOR:RENEW SW PANELLED OR GLAZED BACK DOOR Door:Renew back door with any size 44mm softwood panelled, glazed or part glazed door, hang on 1.5 pair butts, fix ironmongery, weathermould, double glazed, make good and decorate to match existing.	NO	413.49
321507	R	DOOR:RENEW SW PANELLED OR GLAZED FRONT DOOR Door:Renew front door with any size 44mm softwood panelled, glazed or part glazed door, hang on 1.5 pair butts, fix ironmongery, weathermould, double glazed, make good and decorate to match existing.	NO	511.53
Ext Panelled or Glazed - Softwood - Purpose Made				
321705	R	DOOR:RENEW PM SW PANELLED OR GLAZED BACK DOOR Door:Renew back door with any size 44mm softwood panelled, glazed or part glazed purpose made door hang on 1.5 pair butts, fix ironmongery, double glazed, weathermould, make good, decorate.	NO	669.98
321707	R	DOOR:RENEW PM SW PANELLED OR GLAZED FRONT DOOR Door:Renew front door with any size 44mm softwood panelled, glazed or part glazed purpose made door hang on 1.5 pair butts, fix ironmongery, double glazed, weathermould, make good, decorate.	NO	763.01
External - High Performance - Composite				
322101	R	DOOR:HIGH PERFORMANCE COMPOSITE BACK DOOR Door:Renew back door with any size proprietary composite high performance door or similar prefinished and preglazed, hang on 1.5 pair butts, fix ironmongery, proprietary weathermould, make good,.	NO	811.14
322103	R	DOOR:HIGH PERFORMANCE COMPOSITE FRONT DOOR Door:Renew front door with any size proprietary composite high performance door or similar prefinished and preglazed, hang on 1.5 pair butts, fix ironmongery proprietary weathermould, make good.	NO	876.99
322111	R	DOOR:HIGH PERFORMANCE COMPOSITE 1/2 HOUR BACK Door:Renew back door with any size proprietary high performance GRP door, prefinished, preglazed, butts, all ironmongery, weathermould, adjust stops/frame, make good frame, remove waste and debris.	NO	852.84
322113	R	DOOR:HIGH PERFORMANCE COMPOSITE 1/2 HOUR FRONT Door:Renew front door with any size proprietary high performance composite FD30 door, prefinished, preglazed, butts, all ironmongery, weathermould, adjust stops/frame, make good, remove waste, debris.	NO	888.65
322115	R	DOORSET:HIGH PERFORMANCE COMPOSITE 1/2 HOUR BACK Door:Renew back door with any size proprietary high performance GRP door, frame, cill, prefinished, preglazed, all ironmongery, weathermould, fix to structure, sealant, make good, waste and debris.	NO	996.32
322117	R	DOORSET:HIGH PERFORMANCE COMPOSITE 1/2 HOUR FRONT Door:Renew front door with any size proprietary high performance GRP door, frame, cill, prefinished, preglazed, all ironmongery, weathermould, fix to structure, sealant, make good, waste and debris.	NO	1062.17
322119	R	DOORSET:HIGH PERFORMANCE COMPOSITE LBS Doorset:Renew door with any size proprietary composite high performance ledged, braced and boarded door prefinished, prehung proprietary door frame and cill, seals, multilock, ironmongery, make good.	NO	816.49

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Doorsets - FD30S				
322201	R	DOORSET:FD30S DOORSET Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset, prefinished, ironmongery, seals, make good.	NO	1118.43
322203	R	DOORSET:FD30S DOORSET FANLIGHT NE 0.50SM Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset with fanlight ne 0.50sm prefinished, ironmongery, seals.	NO	1379.71
322205	R	DOORSET:FD30S DOORSET FANLIGHT NE1.00SM Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset with fanlight over 0.5sm, prefinished, ironmongery, seals.	NO	1483.41
322207	R	DOORSET:FD30S DOORSET SIDELIGHT NE 1.00SM Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset with fan/sidelight ne 1.00sm prefinished, ironmongery.	NO	1787.99
322209	R	DOORSET:FD30S DOORSET SIDELIGHT OVER 1.00SM Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset with sidelight ne 1.00sm prefinished, ironmongery, seals.	NO	2055.75
322211	R	DOORSET:FD30S DOORSET FANLIGHT SIDELIGHT NE 1SM Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset with fan/sidelight ne 0.50sm prefinished, ironmongery.	NO	2329.23
322213	R	DOORSET:FD30S DOORSET FANLIGHT SIDELIGHT OVER 1SM Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset with fan/sidelight over 0.50sm prefinished, ironmongery.	NO	2683.82
External - Flush				
323001	R	DOOR:RENEW FLUSH EXTERNAL Door:Renew communal door with any size external quality flush door all ironmongery, weathermould, adjust stops, weatherseals, decorate to match existing and remove waste and debris.	NO	269.28
323003	R	DOOR:RENEW FLUSH GLAZED EXTERNAL Door:Renew communal door with any size external quality flush door with glazed 6.8mm laminated safety glass panel, ironmongery, weathermould, weatherseals, decorate to match existing, remove debris.	NO	322.39
323101	R	DOOR:RENEW 1/2HR FLUSH FRONT DOOR Door:Renew front door with any size 0.50hr flush firecheck door and hang on 1.5 pair butts, fix ironmongery, weathermould, intumescent strips seals etc, make good, decorate to match existing.	NO	389.97
External - Firecheck Flush				
323103	R	DOOR:RENEW 1HR FLUSH FRONT DOOR Door:Renew front door with any size 1.00hr flush firecheck door and hang on 1.5 pair butts, fix ironmongery, weathermould, intumescent strips seals etc, make good, decorate to match existing.	NO	552.72

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
323105	R	DOOR:RENEW 1/2HR FLUSH COMMUNAL DOOR Door:Renew communal door with any size 0.50hr FD30 flush firecheck door and hang on 1.5 pair butts, fix ironmongery, weathermould, intumescent strips seals etc, make good, decorate to match existing.	NO	317.89
323107	R	DOOR:RENEW 1HR FLUSH COMMUNAL DOOR Door:Renew communal door with any size 1.00hr FD60 flush firecheck door and hang on 1.5 pair butts, fix ironmongery, weathermould, intumescent strips seals etc, make good, decorate to match existing.	NO	452.79
External Matchboard - Softwood				
328101	R	DOOR:RENEW L AND B DOOR Door:Renew external door with any size softwood ledged and braced door faced with 20mm T, G and V jointed boarding, hang new door on one pair of hinges, ironmongery, make good, decorate to match.	NO	215.86
328103	R	DOOR:RENEW FL AND B DOOR Door:Renew external door with any size softwood framed, ledged and braced door faced with 20mm T, G and V jointed boarding, hang door on one pair of hinges, ironmongery, make good, prepare to decorate	NO	195.77
External - PVCu Residential Type				
323501	R	DOORSET:RENEW PVCU PANELLED GLAZED DOOR AND FRAME Doorset:Renew any type door and frame with any size PVCu panelled/part glazed door, double glazed PVCu frame, prehung, complete with multipoint locking system, handles, threshold weather seals.	NO	526.21
323503	R	DOORSET:RENEW PVCU 2 PANEL DOOR AND FRAME Doorset:Renew any type door and frame with any size PVCu two panel/half glazed door, double glazed PVCu frame, prehung, complete with multipoint locking system, handles, threshold weather seals.	NO	559.86
323505	R	DOOR:RENEW PVCU PANELLED GLAZED DOOR Door:Renew any door with any size PVCu panelled/part glazed door, double glazed hanging to existing PVCu frame on new hinges, multipoint locking system, handles, threshold weather seals.	NO	463.27
323507	R	DOOR:RENEW PVCU 2 PANEL DOOR Door:Renew any door with any size PVCu two panel/half glazed door, double glazed, hang to existing PVCu frame on new hinges, multipoint locking system, handles, threshold weather seals.	NO	463.27
323509	R	DOOR:RENEW PVCU TILT AND TURN FRENCH DOOR Door:Renew any type door and frame with pair of any size ne 5.00sm PVCu french tilt/turn door, double glazed, PVCu frame, prehung, multipoint locking system, handles, threshold weather seals.	IT	1727.61
External - High Performance PVCu Residential Type				
323601	R	DOOR:HIGH PERFORMANCE PVCU BACK DOOR Door:Renew back door with any size panelled, glazed or partially glazed or similar proprietary high performance PVCu door, prefinished and preglazed, hang on 1.5 pair butts, ironmongery.	NO	486.56
323603	R	DOOR:HIGH PERFORMANCE PVCU FRONT DOOR Door:Renew front door with any size panelled, glazed or partially glazed or similar proprietary high performance PVCu door, prefinished and preglazed, hang on 1.5 pair butts, ironmongery.	NO	522.37

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ITEM	PRI	DESCRIPTION	UNIT	RATE
323611	R	DOOR:HIGH PERFORMANCE PVCU 1/2 HOUR BACK DOORSET Door:Renew back door with any size proprietary high performance PVCu door, frame, cill, prefinished, preglazed, all ironmongery, weathermould, fix to structure, sealant, make good, waste and debris.	NO	581.71
323613	R	DOOR:HIGH PERFORMANCE PVCU 1/2 HOUR FRONT DOORSET Door:Renew front door with any size proprietary high performance PVCu door, frame, cill, prefinished, preglazed, all ironmongery, weathermould, fix to structure, sealant, make good, waste and debris.	NO	647.57
External - Repairs - Timber				
324101	R	DOOR:EASE ADJUST INCLUDING REMOVE Door:Ease and adjust door, hung on upto 1.5 pairs of butt hinges, including remove and rehang door as necessary and make good to butt recesses to frame and touch up decorations.	NO	15.74
324107	R	DOOR:REFIX LOOSE GLAZING BEADS Door:Refix loose glazing beads to door including bedding and sealing with sealant (per door).	NO	8.65
324109	R	DOOR:RENEW PLYWOOD PANEL Door:Renew 9mm external quality plywood panel size 610x610mm to door, including remove weatherseal, refix or renew beads, renew weatherseal and decorate to match existing.	NO	31.89
324110	R	DOOR:REFIX PLYWOOD PANEL Door:Remove and refix external quality plywood panel to door or frame, remove weatherseal, refix or renew beads, sealant, renew weatherseal, touch up decorations, remove waste and debris.	SM	26.90
324111	R	DOOR:PATCH OR REPAIR DOOR STILE Door:Patch, repair hanging or closing stile of softwood door including cut out and splice in new timber upto 600mm long, decorate to match existing and remove waste and debris.	NO	27.53
324113	R	DOOR:RENEW SOFTWOOD DOOR STILE Door:Renew closing stile to softwood door, take off, rehang door, remove, refix hinges, cut out defective stile, remove, refix panels and beads, remove, refix ironmongery, ease, adjust, redecorate.	IT	74.59
324115	R	DOOR:SUPPLY AND FIX WEATHERBOARD Door:Supply and fix preservative treated redwood weatherboard to door, bedded and pointed in sealant, cut out base of door frame to accommodate weatherboard and decorate to match existing.	NO	15.92
324117	R	DOOR:PROVIDE HARDWOOD RAIN DEFLECTOR Door:Supply and fix 50x19mm hardwood bevelled rain deflector with neoprene or rubber flexible pad at bottom, bedded in sealant and screwed to face of door.	NO	15.79
324119	R	DOOR:RENEW HARDWOOD GLAZING BEADS Door:Renew with preservative treated hardwood rebated, splayed, twice rounded glazing beads of any size and profile, mitres and ends to door, bedding/pointing with sealant, decorate to match.	LM	10.27
324121	R	DOOR:RENEW HARDWOOD DOOR STILE Door:Renew closing stile to hardwood door, take off, rehang door, remove, refix hinges, cut out defective stile, remove, refix panels and beads, remove, refix ironmongery, ease and adjust door.	IT	99.43

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
324123	R	DOOR:OVERHAUL EXTERNAL COMPLETE Door:Overhaul external door and frame complete, refix all ironmongery, piece out, make good, resecure architraves, rehang door on 1.5 pair of butt hinges, ease, adjust, touch up decorations.	NO	99.78
324125	R	DOOR:OVERHAUL EXTERNAL COMPLETE FANLIGHT Door:Overhaul external door and frame and fanlight complete, remove all ironmongery, piece out make good, resecure beads, architraves, rehang door on 1.5 pair of hinges, ease, adjust, reglaze fanlight	NO	121.87
328105	R	DOOR:RENEW BOARD TO LEDGED AND BRACED DOOR Door:Renew 114x25mm preservative treated softwood tongued and grooved board to ledged and braced door and decorate to match existing.	IT	18.87
328107	R	DOOR:RENEW LEDGE OR BRACE TO DOOR Door:Renew 105x20mm preservative treated softwood ledge or brace to ledged and braced door, decorate to match existing and remove waste and debris.	IT	12.51
External - Repairs - PVCu/Composite				
325101	R	DOOR:RENEW ANY BUTT HINGE TO PVCU/COMPOSITE Door:Renew any butt hinge to PVCu or composite door.	NO	12.33
325103	E	DOOR:OVERHAUL MULTIPOINT LOCK TO PVCU/COMPOSITE Door:Overhaul and lubricate multipoint locking system to PVCu or composite door.	IT	13.12
325105	U	DOOR:RENEW MULTIPOINT LOCK TO PVCU/COMPOSITE Door:Renew any defective or broken multipoint door locking system complete, adapt keep if necessary, including remove existing, test and leave in proper working order and remove waste and debris.	NO	106.52
325107	U	DOOR:ADJUST LOCK TO PVCU/COMPOSITE Door:Carefully remove existing PVCu or composite door lock, ease and adjust door in order to ensure correct working, refix existing lock.	NO	30.16
325109	U	DOOR:RENEW LOCK CYLINDER TO PVCU/COMPOSITE Door:Renew any type of lock cylinder to PVCu door drilling out old cylinder, replacing with new matching cylinder complete with 2 No. keys, make good, test, leave in proper working order.	NO	31.61
325111	U	DOOR:RENEW LOCK CATCH OR KEEP TO PVCU/COMPOSITE Door:Renew any door catch or keep to PVCu or composite door including all adjustment and making good necessary.	NO	16.33
325113	U	DOOR:REPAIR HANDLES TO PVCU/COMPOSITE Door:Repair any type of door handle to PVCu or composite door including carefully removing and refixing as necessary and making good.	NO	17.44
325115	U	DOOR:RENEW HANDLES TO PVCU/COMPOSITE Door:Carefully remove existing pair of lever handles and plates and remove from site, provide and fix new set of lever handles and plates to PVCu or composite door (per set).	NO	31.36
325117	U	DOOR:OVERHAUL PVCU/COMPOSITE Door:Overhaul any PVCu or composite door, remove door from frame, ease, adjust foot of door, adjust door locking mechanisms, hinges to ensure door operates correctly, rehang door to existing frame.	NO	42.12

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
325123	U	DOOR:RENEW PANEL NE 0.5SM TO PVCU/COMPOSITE Door:Renew or supply and fix composite insulated panel PVCu faced both sides to PVCu door, fixed with PVCu trim, beading, carefully removing existing panel or glazing, make good, any size ne 0.50sm.	NO	67.32
325125	U	DOOR:RENEW PANEL 0.5-1.0SM TO PVCU/COMPOSITE Door:Renew or supply and fix composite insulated panel PVCu faced both sides to PVCu door, fixed with PVCu trim, beading, carefully removing existing panel or glazing, make good, any size ne 1.00sm.	NO	92.57
325127	U	DOOR:RENEW LETTERPLATE TO PVCU/COMPOSITE Door:Carefully remove existing telescopic letter plate and remove from site, provide and fix new telescopic letter plate to PVCu or composite door.	NO	44.84
325129	U	DOOR:RENEW DRAUGHT-PROOFING TO PVCU/COMPOSITE Door:Carefully remove existing draught-proofing around frame and remove from site, provide and fix new PVCu or neoprene draught-proofing to PVCu or composite door frame.	NO	19.38
325131	U	DOOR:RENEW DOOR CLOSER TO PVCU/COMPOSITE Door:Carefully remove existing surface mounted door closer and remove from site, provide and fix new surface mounted door closer to PVCu or composite door.	NO	45.16
325133	U	DOOR:RENEW THRESHOLD TO PVCU/COMPOSITE Door:Carefully remove existing threshold plate and remove from site, provide and fix new drop down threshold plate to PVCu or composite.	NO	30.47
External - Galvanised Steel (Crittall Type)				
326105	R	DOOR:EASE OIL AND ADJUST STEEL Door:Ease including force open if necessary, strip paint, file and grind edges, ease and oil hinges to steel door and touch up decorations.	NO	15.26
326107	R	DOOR:RENEW LOCK TO STEEL Door:Renew lock to any Crittall type of steel door including remove existing and fix new, make all necessary adjustments to door frame, make good decorations and provide 2 No. keys.	NO	85.36
External - Aluminium				
327101	R	DOOR:EASE OIL AND ADJUST ALUMINIUM Door:Ease including force open if necessary, strip paint, file and grind edges, ease and oil hinges to aluminium door and touch up decorations.	NO	10.25
327103	U	DOOR:RENEW LOCK TO ALUMINIUM Door:Renew lock to any type of aluminium door including remove existing and fix new, make all necessary adjustments to door and frame, make good decorations and provide 2 No. keys.	NO	85.36
327105	R	PATIO DOOR:RENEW DOUBLE GLAZED ALUMINIUM DOOR Patio Door:Renew any glazed doors and frame, with polyester powder coated aluminium double glazed doors and frame, frame built into opening, with ironmongery, make good and remove waste and debris.	NO	1757.05

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Internal Timber Doors				
Internal - Flush				
330001	R	DOOR:RENEW INTERNAL PLY FLUSH Door:Renew internal door with any size ne 40mm thick plywood faced single skeleton core flush door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, prepare to decorate.	NO	129.67
330003	R	DOOR:RENEW INTERNAL HARDBOARD FACED Door:Renew internal with any size ne 40mm thick hardboard faced single skeleton core flush door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, prepare to decorate.	NO	121.53
330005	R	DOOR:RENEW INTERNAL EMBOSSED PANELLED Door:Renew internal with any size ne 40mm thick single embossed hardboard panelled door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good and prepare to decorate.	NO	128.07
330011	R	DOOR:RENEW INTERNAL HARDWOOD VENEERED Door:Renew internal with any size ne 40mm thick hardwood veneered door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, prepare to decorate.	NO	159.98
330019	R	DOOR:SUPPLY AND FIX SLIDING DOOR GEAR Door:Supply and fix sliding door gear for hanging of any internal door.	NO	117.01
330031	R	DOOR:RENEW INTERNAL PLY FLUSH - DECORATE Door:Renew internal door with any size ne 40mm thick plywood faced single skeleton core flush door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, decorate both sides.	NO	172.50
330032	R	DOOR:RENEW INTERNAL PLY FLUSH - PREFINISHED Door:Renew internal door with any size ne 40mm thick prefinished single skeleton core flush door, all ironmongery, make good, and remove waste and debris.	NO	191.02
330033	R	DOOR:RENEW INTERNAL HARDBOARD FACED - DECORATE Door:Renew internal with any size ne 40mm thick hardboard faced single skeleton core flush door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, decorate both sides.	NO	164.36
330035	R	DOOR:RENEW INTERNAL EMBOSSED PANELLED - DECORATE Door:Renew internal with any size ne 40mm thick single embossed hardboard panelled door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, decorate both sides.	NO	170.90
330041	R	DOOR:RENEW INTERNAL HARDWOOD VENEERED - DECORATE Door:Renew internal with any size ne 40mm thick hardwood veneered door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, decorate both sides.	NO	188.72
330021	R	DOOR:CUT OPENINGS/SUPPLY AND FIX 225X75MM VENTS Door:Cut opening in solid or hollow core door for 225x75mm aluminium louvre ventilators and screw fix new ventilators to both faces of door.	IT	13.42

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Internal - Framed				
330007	R	DOOR:RENEW INTERNAL SOFTWOOD GLAZED Door:Renew internal door with any size ne 40mm thick framed softwood glazed door, hang on 1.5 pair of 100mm steel butt hinges, glazing, all ironmongery, make good, prepare to decorate.	NO	285.17
330009	R	DOOR:RENEW INTERNAL HARDWOOD GLAZED Door:Renew internal with any size ne 40mm thick framed hardwood glazed door, hang on 1.5 pair of 100mm steel butt hinges, glazing, all ironmongery, make good, prepare to decorate.	NO	320.09
330037	R	DOOR:RENEW INTERNAL SOFTWOOD GLAZED - DECORATE Door:Renew internal door with any size ne 40mm thick framed softwood glazed door, hang on 1.5 pair of 100mm steel butt hinges, glazing, all ironmongery, make good, decorate both sides.	NO	323.97
330039	R	DOOR:RENEW INTERNAL HARDWOOD GLAZED - DECORATE Door:Renew internal with any size ne 40mm thick framed hardwood glazed door, hang on 1.5 pair of 100mm steel butt hinges, glazing, all ironmongery, make good, decorate both sides.	NO	349.94
Internal - Firecheck				
330013	R	DOOR:RENEW 1/2HR FIRE INTERNAL Door:Renew internal with any size half hour plywood faced fire check flush door, hang on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, smoke seals, prepare to decorate.	NO	221.82
330014	R	DOOR:RENEW 1/2HR FIRE INTERNAL - PREFINISHED Door:Renew internal with any size half hour prefinished plywood faced fire check flush door, hang on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, smoke seals.	NO	225.28
330015	R	DOOR:RENEW 1HR FIRE INTERNAL-STANDARD SIZE Door:Renew internal with any size one hour plywood faced fire check flush door, hang on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, smoke seals, prepare to decorate.	NO	309.41
330016	R	DOOR:RENEW 1HR FIRE INTERNAL - PREFINISHED Door:Renew internal with any size one hour prefinished plywood faced fire check flush door, hang on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, smoke seals.	NO	318.68
330017	R	DOOR:RENEW 1/2HR GLAZED FIRE INTERNAL Door:Renew internal with any size half-hour plywood faced fire check glazed flush door on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, seals, prepare to decorate.	NO	364.50
330043	R	DOOR:RENEW 1/2HR FIRE INTERNAL - DECORATE Door:Renew internal with any size half hour plywood faced fire check flush door, hang on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, smoke seals, decorate both sides.	NO	264.65
330045	R	DOOR:RENEW 1HR FIRE INTERNAL - DECORATE Door:Renew internal with any size one hour plywood faced fire check flush door, hang on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, smoke seals, decorate both sides.	NO	352.24

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
330047	R	DOOR:RENEW 1/2HR GLAZED FIRE INTERNAL - DECORATE Door:Renew internal with any size half-hour plywood faced fire check glazed flush door on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, seals, decorate both sides.	NO	403.30
330023	R	DOOR:FORM VISION PANEL TO INTERNAL Door:Cut opening approx 500x500mm in flush door and form vision panel, glazed in Pyroshield glass, bedded in washleather strip with beads fixed with brass cups and screws and prepare for decoration.	NO	82.43
330051	R	DOOR:RENEW 1/2HR FD30 FIRE INTERNAL AND STOPS Door:Renew internal with any size FD30S plywood faced fire check flush door with all ironmongery, intumescent strips and smoke seals, 25x32mm door stop set, make good, prepare for decoration.	NO	232.92
330053	R	DOOR:RENEW 1HR FD60 FIRE INTERNAL AND STOPS Door:Renew internal with any size FD60S plywood faced fire check flush door, and stop set, steel hinges, ironmongery, intumescent strips, smoke seals, make good, prepare for decoration.	NO	331.96
330055	R	DOOR AND FRAME:UPGRADE TO FD30S Door and Frame:Renew with any size FD30S plywood faced fire check flush door, 32mm door frame, 25x32mm stops, hinges, ironmongery, intumescent strips, smoke seals, make good, prepare for decoration.	NO	247.95
Internal - Repairs - Timber				
335003	R	DOOR:EASE ADJUST REHANG INTERNAL NEW BUTTS Door:Ease, reduce if required and adjust internal door, take off and rehang on new butts, adjust stops or ease rebates, make good to door and lining and touch up paintwork to match.	NO	33.80
335005	R	DOOR:PATCH REPAIR INTERNAL Door:Patch in and make good as necessary patch in softwood or hardwood door, touch up decorations to match existing.	IT	50.40
335009	R	DOOR:RENEW STILE OR RAIL INTERNAL Door:Renew any rail or stile to any type of softwood door including remove and rehang door, remove and refix hinges, locks, furniture etc. in order to effect repairs and decorate to match existing.	IT	59.57
335011	R	DOOR:RENEW HARDWOOD EDGING STRIPS INTERNAL Door:Renew hardwood edging strips to any door glued, pinned to existing door including remove, rehang door, adjust stops/ease rebates, remove, refix ironmongery. redecorate to match existing.	IT	37.02
335091	R	DOOR:OVERHAUL INTERNAL COMPLETE Door:Overhaul door frame/lining complete, remove all iron mongery, piece out, make good, resecure architraves, rehang door on 1.5 pairs of butt hinges, refix ironmongery, touch up.	NO	49.76
Door Frames and Linings				
Door Frames - External - Softwood				
341101	R	FRAME:RENEW SOFTWOOD EXT DOOR COMPLETE Frame:Renew external door frame with rebated softwood door frame to suit any size single door, bed in mortar, fix to brickwork, point in sealant, rehang door, ease, adjust, make good, decorate.	NO	174.46

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ITEM	PRI	DESCRIPTION	UNIT	RATE
341103	R	FRAME:RENEW SOFTWOOD EXT DOOR WITH CILL COMPLETE Frame:Renew external door frame with rebated softwood door frame with cill to suit single door, bed in mortar, fix to brickwork, sealant, rehang door, ease, adjust, make good, decorate.	NO	186.17
341105	R	FRAME:RENEW SOFTWOOD EXT DOOR FANLIGHT COMPLETE Frame:Renew external door frame with softwood door frame, rebated and with fanlight over, to suit single door, bed in mortar, fix to brickwork, sealant, rehang door, ease, adjust, decorate.	NO	285.38
Door Frames - External - Hardwood				
341151	R	FRAME:RENEW HARDWOOD EXT DOOR COMPLETE Frame:Renew external door frame with rebated hardwood door frame to suit single door, remove/rehang door, bed frame, sealant, ease adjust, refix lock keep, make good, decorate to match, remove debris.	NO	247.56
341153	R	FRAME:RENEW HARDWOOD EXT DOOR WITH CILL COMPLETE Frame:Renew external door frame with rebated hardwood door frame with cill to suit single door, remove/rehang door, bed frame, sealant, ease adjust, refix lock keep, make good, decorate, remove debris	NO	268.64
341155	R	FRAME:RENEW HARDWOOD EXT DOOR FANLIGHT COMPLETE Frame:Renew external door frame with rebated hardwood door frame with glazed fanlight to suit single door, remove/rehang door, bed frame, sealant, ease adjust, refix lock keep, make good, decorate.	NO	397.50
Door Frames - External - High Performance				
341201	R	FRAME:RENEW EXTERNAL PROPRIETARY Frame:Renew external door frame with any rebated proprietary high performance door frame to suit single door, bed in mortar, fix to brickwork, sealant, ease, adjust, make good, architraves.	NO	357.11
341203	R	FRAME:RENEW PROPRIETARY FRAME WITH CILL COMPLETE Frame:Renew external door frame with any rebated proprietary high performance door frame with cill for single door, bed in mortar, fix to brickwork, sealant, ease, adjust, make good.	NO	375.89
341205	R	FRAME:RENEW PROPRIETARY FANLIGHT COMPLETE Frame:Renew external door frame with any rebated proprietary high performance door frame with fanlight for single door, bed in mortar, fix to brickwork, sealant, ease, adjust, make good.	NO	452.26
341207	R	FRAME:RENEW PROPRIETARY FANLIGHT CILL Frame:Renew external door frame with any rebated proprietary high performance door frame with cill and fanlight for single door, bed in mortar, fix to brickwork, sealant, ease, adjust, make good.	NO	471.04
Door Frames - Water Bars				
341701	R	WATERBAR:RENEW Waterbar:Renew ne 914mm long proprietary waterbar screwed to timber or concrete including plugging and bedded in sealant.	NO	19.20
341705	R	WATERBAR:REFIX WATERBAR Waterbar:Lift existing proprietary waterbar, clean and refix, screw to timber and bed in sealant.	NO	10.62

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Frames - Draughtproofing Strips and Sections				
341901	R	WEATHERSTRIP:FIX AA TO DOOR AND FRAME Weatherstrip:Supply and fix anodised aluminium proprietary weatherstrip to door and frame.	NO	28.55
341903	R	WEATHERSTRIP:RENEW REBATED TO DOOR Weatherstrip:Renew proprietary rebated weatherstrip to edge of timber door.	NO	33.56
341905	R	CILL:RENEW OR SUPPLY AND FIX PROPRIETARY CILL Cill:Renew or supply and fix proprietary stormproof cill or threshold to existing cill including remove/rehang door, fix new cill including adapting door and existing cill as necessary and make good.	NO	64.06
341907	R	CILL:REFIX STORMGUARD THRESHOLD CILL Cill:Refix Stormguard stormproof cill or proprietary threshold to existing cill including remove and rehang door as necessary, refix cill or threshold and make good.	NO	10.62
341921	R	DRAUGHTPROOF:RENEW FOAM STRIP Draughtproof:Renew existing or supply and fix new vinyl sheathed compressible polyurethane foam draught strip with adhesive backing to any door or window at any level.	LM	3.02
341923	R	DRAUGHTPROOF:RENEW PLASTIC BRUSH TYPE Draughtproof:Renew existing or supply and fix new brush or pile type draught excluder with rigid PVC carrier, to any door or window at any level including fixing with pins to timber.	LM	7.28
Door Frames, Linings, Casings - Internal - Timber				
342105	R	FRAME:RENEW INTERNAL WITH STOPS AND ARCHITRAVES Frame:Renew internal softwood door frame or lining ne 32x144mm for single door, plug to brickwork, 14x27mm softwood door stops, ne 25x75mm softwood architraves both sides, make good, decorate.	NO	101.88
342107	R	FRAME:RENEW INTERNAL STOPS+ARCHS+DOOR REMOVAL Frame:Renew internal softwood door frame or lining ne 32x144mm for single door, remove, rehang door, 14x27mm softwood door stops, ne 25x75mm softwood architraves both sides, make good, decorate.	NO	124.32
342115	R	FRAME:RENEW INTERNAL FANLIGHT ARCHITRAVE STOPS Frame:Renew internal door frame or lining with fanlight over with 32x144mm softwood door lining with fanlight for single door, plug to brickwork, fanlight glazed, with new architraves and stops.	NO	164.36
342106	R	FRAME:RENEW DOUBLE INTERNAL STOPS ARCHITRAVES Frame:Renew internal door frame or lining with new softwood lining ne 32x144mm to suit pair of internal flush doors, 14x27mm door stops and ne 25x75mm architraves both sides, make good, decorate.	NO	123.41
342108	R	FRAME:RENEW DOUBLE INTERNAL STOPS+ARCHS+DOOR REM Frame:Renew internal frame or lining with new softwood lining ne 32x144mm to suit pair of internal flush doors, 14x27mm door stops, 25x75mm architraves both sides, rehang doors, make good, decorate.	NO	150.86

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ITEM	PRI	DESCRIPTION	UNIT	RATE
342110	R	FRAME:RENEW INTERNAL DOUBLE FANLIGHT ARCH STOPS Double Frame:Renew internal door frame or lining with fanlight over to pair of internal doors, 32x144mm softwood door lining with glazed fanlight, stops and architraves both sides, make good, decorate	NO	212.16
Door Frame - Repairs - Timber				
342301	R	FRAME:RENEW CLOSING EXTERNAL SOFTWOOD JAMB Frame:Renew closing jamb of single external door frame, joint new any size and profile treated softwood door frame, bed in mortar, fixed to brickwork, take off and refix stop and architrave.	NO	56.58
342302	R	FRAME:RENEW CLOSING EXTERNAL HARDWOOD JAMB Frame:Renew closing jamb of single external door frame, joint new any size and profile treated hardwood door frame, bed in mortar, fixed to brickwork, take off and refix stop and architrave.	NO	69.43
342303	R	FRAME:RENEW HANGING EXTERNAL SOFTWOOD JAMB Frame:Renew hanging jamb of single external door frame, remove, rehang door, joint new any size profile treated softwood door frame to head frame, bed in mortar, fix to brickwork, make good, decorate.	NO	66.59
342304	R	FRAME:RENEW HANGING EXTERNAL HARDWOOD JAMB Frame:Renew hanging jamb of single external door frame, remove, rehang door, joint new any size profile treated hardwood door frame to head frame, bed in mortar, fix to brickwork, make good, decorate.	NO	79.45
342307	R	FRAME:SPLICE EXTERNAL REPAIR NE 1.0M Frame:Cut out and splice new piece ne 1.00m long into external door frame, remove, rehang door, remove, refix keep, ease, adjust, make good, point with sealant, and decorate to match existing.	NO	36.15
342309	R	FRAME:REFIX LOOSE EXTERNAL FRAME Frame:Remove and refix loose external door frame, including remove and refix door and one set of architraves, touch up decorations and renew sealant and remove waste and debris.	NO	37.00
342311	U	FRAME:REPAIR AFTER FORCED ENTRY Frame:Repair external door frame after forced access, cut out and splice in new piece to frame, remove and refix keep or hinge and touch up decoration.	NO	20.75
342313	R	FRAME:RAKE OUT AND REPOINT EXTERNAL SEALANT Frame:Rake out and repoint external door frame with sealant.	LM	2.41
342315	R	FRAME:RENEW HARDWOOD CILL Frame:Renew any size hardwood cill to door frame including remove cill, remove, rehang door, fix new cill, bed in mortar, new water bar, decorate, make good to all finishes.	NO	87.16
342317	R	FRAME:RENEW INTERNAL CLOSING JAMB Frame:Renew closing jamb of single internal door frame with any size and any profile softwood door frame, jointed to head, plug to brickwork, renew 14x27mm stop and refix architraves, make good.	NO	47.89
342321	R	FRAME:SPLICE INTERNAL REPAIR Frame:Cut out and splice new piece ne 1.00mm long into internal door frame, remove/rehang door, ease and adjust, make good butt recesses in frame, remove/refix architraves and stops, decorate.	NO	27.57

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
342323	R	FRAME:REFIX LOOSE INTERNAL DOOR FRAME Frame:Remove and refix loose internal door frame, including remove and refix door and two sets of architraves, make good finishes and touch up decorations.	NO	26.24
342325	R	FRAME:REPAIR LOOSE INTERNAL FRAME JOINTS Frame:Repair loose or open joints to internal door frame, glue joints, screw as necessary, clamp up joints and touch up decorations.	NO	10.50
Door Stops - Softwood				
342501	R	STOP:RENEW SOFTWOOD DOOR STOP SET Stop:Renew any size upto 25x50mm planted softwood door stop set to door frame and prepare for redecoration and remove waste and debris.	IT	19.46
342505	R	STOP:REFIX LOOSE DOOR SET Stop:Refix any loose door stop set to door frame, glued, screwed in accordance with BS459 Part 2 to door frame, adjust to accommodate firecheck door, prepare for redecoration, remove waste and debris.	IT	4.37
342507	R	STOP:RENEW OR SUPPLY 25X50MM SOFTWOOD FIRE DOOR Stop:Renew or supply any door stop with 25x50mm softwood door stop set to fire check door, glued, screwed in accordance with BS459 Part 2 to door frame, prepare for redecoration, remove debris.	IT	27.01
Door Stops - Hardwood				
342511	R	STOP:RENEW HARDWOOD DOOR STOP SET Stop:Renew any size upto 25x50mm planted hardwood door stop set to door frame and decorate to match existing, remove waste and debris.	IT	26.64
342513	R	STOP:RENEW OR SUPPLY 25X50MM FIRE DOOR STOP Stop:Renew or supply any door stop with 25x50mm hardwood door stop set to fire check door, glued, screwed in accordance with BS459 Part 2 to door frame and prepare for redecoration.	IT	25.82
Door Frames - Intumescent Strips and Smoke Seals				
343103	R	INTUMESCENT STRIP:RENEW UPTO 1 HOUR Intumescent Strip:Renew or supply and fix new 18 x 4mm intumescent strip, upto one hour application, and setting into groove in timber frame or door.	LM	5.70
343107	R	INTUMESCENT STRIP:RENEW UPTO 1 HOUR SMOKE SEAL Intumescent Strip:Renew or supply and fix new intumescent strip, one hour application, with integral cold smoke seal and setting into groove in timber frame or door.	LM	5.94
343111	R	INTUMESCENT STRIP:RENEW UPTO 1 HOUR TO GLASS Intumescent Strip:Renew or supply and fix new 12 x 4mm intumescent strip, upto one hour application, and fixing to glass behind glazing beads.	LM	7.45
343113	R	SMOKE SEAL:RENEW TO FRAME 1/2 HOUR Smoke Seal:Renew or supply and fix new 10x4mm cold smoke seal, half hour application and setting into groove in timber frame or door.	LM	5.49

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Garage Doors and Frames				
Door - Garage - Matchboard - Softwood				
345201	R	DOORS:RENEW PAIR L AND B TO GARAGE Door:Renew garage doors with new pair of softwood ledged, braced and matchboarded doors to suit size of existing opening, hang each on one pair of 450mm tee hinges, transfer ironmongery, decorate.	IT	610.04
345203	R	GARAGE DOOR:EASE ADJUST INCLUDING REMOVE Door:Ease and adjust pair of garage doors, each hung on pair of tee hinges, including remove and rehang doors, make good to frame and touch up decorations and remove waste and debris.	NO	72.51
345205	R	DOOR:RENEW SINGLE LEAF L AND B TO GARAGE Door:Renew single leaf of garage doors with 45mm softwood preservative treated ledged, braced, matchboarded door to suit existing opening, existing lock and bolts, make good, prepare for redecoration.	IT	279.72
345207	R	DOOR:OVERHAUL PAIR GARAGE Door:Overhaul pair of any size timber garage doors, ease and adjust, remove, rehang, splice in repairs, remove, refix or renew ironmongery, make good, touch up decorations, remove waste and debris.	NO	66.12
Doors - Garage - Renewals - Up and Over Metal				
345401	R	GARAGE DOOR:RENEW METAL UP AND OVER Garage Door:Renew any garage door with pre primed metal up and over garage door, overall size ne 2.438x2.055m complete with all ironmongery and hang to existing frame, make good, and decorate.	IT	770.67
345403	R	GARAGE DOOR:RENEW METAL UP AND OVER AND FRAME Garage Door:Renew any garage door with pre primed metal up and over garage door, overall size ne 2.438x2.055mwith new frame, ironmongery, fix frame to structure, make good, decorate, remove debris.	IT	909.48
Doors - Garage - Repairs - Up and Over Metal				
345601	R	GARAGE DOOR:REMOVE AND REFIX UP AND OVER Garage Door:Take down and rehang metal up and over garage door, ease and adjust operating mechanism and leave operational, and prepare for redecoration and remove waste and debris.	IT	75.82
345602	R	GARAGE DOOR:EASE AND ADJUST UP AND OVER Garage Door:Ease and adjust operating mechanism to metal up and over garage door and leave operational.	IT	30.76
345603	R	GARAGE DOOR:REPAIR UP AND OVER METAL Garage Door:Repair any metal up and over garage door including remove fittings and door, straighten/repair dents and holes, rehang door, fittings and ease, and touch up decorations.	IT	49.89
345605	R	GARAGE DOOR:RENEW SPINDLE/ROLLER/CABLE Garage Door:Renew spindle, roller and cable assembly to metal up and over garage door and adjust.	NO	31.99
345607	R	GARAGE DOOR:RENEW LOCKING BAR TO UP AND OVER Garage Door:Renew locking bar to metal up and over garage door and adjust.	NO	24.65

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ITEM	PRI	DESCRIPTION	UNIT	RATE
345609	R	GARAGE DOOR:RENEW LOCK HANDLE TO UP AND OVER Garage Door:Renew lock handle to metal up and over garage door, adjust and provide two new keys to tenant.	NO	28.31
345611	R	GARAGE DOOR:RENEW LOCK TO UP AND OVER Garage Door:Renew lock to metal up and over garage door, including redrill for fixing bolts and alter door to receive new lock and collect and return keys to tenant.	NO	34.54
345613	R	GARAGE DOOR:RENEW ROLLERS AND CHANNELS Garage Door:Renew set of rollers and guide channels to any metal up and over garage door, adjust and leave operational, make good as necessary and remove waste and debris.	IT	92.87
345615	R	GARAGE DOOR:SUPPLY COUNTERBALANCE DOOR SPRING Garage Door:Supply and fix new or renew any counterbalance door spring to up and over garage door including removing existing fitting, adjust and leave operational, make good as necessary.	NO	46.79
345617	R	GARAGE DOOR:RENEW KEEP Garage Door:Renew keep to any type of garage door lock including removing existing fitting and make good operational, make good as necessary and remove waste and debris.	NO	14.11
345619	R	GARAGE DOOR:RENEW SUPPORT ARM Garage Door:Renew support arm to any metal up and over garage door, adjust and leave operational, make good operational, make good as necessary and remove waste and debris.	IT	22.28
Door Frames - Garage - Timber				
345701	R	GARAGE FRAME:RENEW COMPLETE Garage Frame:Renew garage door frame with matching treated softwood frame to suit any size or type of door, remove, rehang, fix new frame into position, point with sealant, make good, decorate.	IT	160.54
345703	R	GARAGE FRAME:RENEW HEAD OR JAMB Garage Frame:Renew head or jamb member to any type or size garage door frame with matching treated softwood member, remove, rehang door, fix new member, point with sealant, make good, decorate.	NO	61.67
328109	R	GARAGE FRAME:RENEW TO SIDE DOOR Frame:Renew garage door frame with any size or profile of treated softwood door frame to suit any size single door, remove, rehang door, bed in mortar, pint with sealant, make good, decorate.	NO	221.98
328111	R	GARAGE FRAME:RENEW 25X75MM FILLET Frame:Renew fillet ne 25 x 75mm to garage door frame including remove existing and prepare for redecoration, and remove waste and debris.	LM	9.90
Internal Joinery				
Cladding or Linings - Internal Wall and Ceilings				
350001	R	LINING:TAKE DOWN AND CLEAR Wall:Take down any type of sheet wall linings, clear away and denail studding, areas over 1.00sm, and remove waste and debris.	SM	3.50

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ITEM	PRI	DESCRIPTION	UNIT	RATE
350005	R	PANELLING:RENEW IN HARDBOARD Panelling:Remove existing hardboard panelling and renew with 3.2mm faced hardboard panelling fixed to softwood with brass cups and screws and remove waste and debris.	SM	22.80
350007	R	PANELLING:RENEW IN MAHOGANY PLYWOOD Panelling:Remove existing panelling and renew with 6mm mahogany veneered plywood panelling fixed to softwood with brass cups and screws and remove waste and debris.	SM	37.53
350009	R	LINING:RENEW 6MM FIBREBOARD Lining:Remove existing fibreboard lining to wall, ceiling or soffit and renew with 6mm fibreboard lining fixed to softwood, all labours, and remove waste and debris.	SM	20.61
350011	R	LINING:RENEW 12MM FIBREBOARD Lining:Remove existing fibreboard lining to wall, ceiling or soffit and renew with 12mm fibreboard lining fixed to softwood, all labours, and remove waste and debris.	SM	28.74
350013	R	LINING TO SHOWER ROOMS:INSTALL 19MM WBP Lining to Shower Rooms: Supply and fix 19mm WBP plywood lining to walls of shower or wet rooms boards fixed to existing wall, labours, sealant, prepare to receive tiling, remove waste and debris.	SM	36.37
350015	R	LINING TO SHOWER ROOMS:INST PROPRIETARY FOR TILING Lining to Shower Rooms: Supply and fix 12mm proprietary lining boards to walls of shower rooms, boards fixed to existing wall, labours, sealant, prepare to receive tiling, remove waste and debris.	SM	38.73
350017	R	ACRYLIC LINING TO SHOWER ROOMS:INSTALL PROPRIETARY Acrylic lining to Shower Rooms: Supply and install coloured proprietary acrylic faced laminated shower/wet room wall panelling, fixed with adhesive, support battens, all labours, cutting, sealant.	SM	95.44
Staircases				
351001	R	STAIRCASE:RENEW SOFTWOOD NOSING TO TREAD Staircase:Renew rounded softwood nosing to tread, housed into string including all wedges and blocks glued and screwed to face of existing tread, and decorate to match existing.	NO	25.69
351002	R	STAIRCASE:RENEW COVER FILLET TO TREAD Staircase:Renew softwood cover fillet, glued and screwed to face of riser and to underside of tread, decorate to match existing and remove waste and debris.	NO	4.86
351003	R	STAIRCASE:RENEW TREAD AND RISER UNIT Staircase:Renew rounded softwood tread and plywood riser to staircase tread housed into strings and including all wedges and blocks, glued and screwed and decorate to match existing.	NO	57.37
351004	R	STAIRCASE:RENEW TREAD Staircase:Renew softwood tread to staircase housed into strings, including all wedges and blocks, glued and screwed, prepare for redecoration.	NO	53.79
351005	R	STAIRCASE:RENEW WINDER TREAD-300MM Staircase:Renew softwood winder tread to staircase 300mm extreme width, including cutting to size and fix in place from underside of staircase and decorate to match existing.	NO	47.13

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ITEM	PRI	DESCRIPTION	UNIT	RATE
351007	R	STAIRCASE:RENEW NEWEL POST Staircase:Renew ne 100x100mm softwood newel or half newel post ne 1.50m high, including cut to length, fix to place, decorate to match existing and remove waste and debris.	NO	69.12
351008	R	STAIRCASE:RENEW RISER UNIT Staircase:Renew plywood riser to staircase tread housed into strings, all wedges and blocks, glued and screwed, decorate to match existing, remove/reinstate soffit to staircase, remove debris.	NO	25.74
351009	R	STAIRCASE:RENEW SOFTWOOD BALUSTER Staircase:Renew 25x25mm softwood baluster housed at each end to string and handrail, decorate to match existing and remove waste and debris.	NO	18.04
351010	R	STAIRCASE:RENEW INTERMEDIATE RAIL Staircase:Renew ne 25x125mm softwood intermediate rail housed at each end to newel post and fixed to balusters, decorate to match existing and remove waste and debris.	LM	21.08
351011	R	STAIRCASE:SPLICE TO STRING NE 0.5M Staircase:Renew section of wall or outer string to staircase ne 500mm long, splice in new section including remove and refix treads and risers as necessary and decorate to match existing.	NO	44.07
351013	R	STAIRCASE:REFIX LOOSE TREAD Staircase:Refix any loose tread by screwing through tread into top edge of riser (where there is no access to underside of staircase).	NO	10.25
351015	R	STAIRCASE:REFIX LOOSE NEWEL POST Staircase:Refix any loose newel post, any length, including remove and refix treads and risers if necessary, make good decorations to match existing.	NO	18.49
351017	R	STAIRCASE:REFIX LOOSE BALUSTER Staircase:Refix any loose stair baluster, any size and length including fixing to string and handrail as necessary, make good decorations to match existing.	NO	5.49
351019	R	STAIRCASE:OVERHAUL Staircase:Overhaul existing staircase, clean off stair treads, landings, punch in nail heads, screw down all loose boards etc. securely fix existing balustrades, wedge treads, riser make good.	IT	97.37
Handrails				
352001	R	HANDRAIL:RENEW 44X69MM NEWEL TYPE Handrail:Renew 44x69mm half round softwood handrail, including ramps and shaped ends, fixed between staircase newel posts, remove and refix balustrading and decorate to match existing.	LM	40.24
352003	R	HANDRAIL:RENEW 32X119MM NEWEL TYPE Handrail:Renew 32x119mm rounded softwood handrail including ramps and shaped ends fixed between staircase newel posts, remove and refix balustrading and decorate to match existing.	LM	47.11
352005	R	HANDRAIL:RENEW 44X69MM ON BRACKETS Handrail:Renew with 44x69mm half round softwood handrail including ramps and shaped ends, fixed to existing brackets and decorate to match existing.	LM	23.72

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ITEM	PRI	DESCRIPTION	UNIT	RATE
352007	R	HANDRAIL:RENEW 32X119MM ON BRACKETS Handrail:Renew with 32x119mm rounded softwood handrail including ramps and shaped ends fixed to existing brackets and decorate to match existing and remove waste and debris.	LM	24.15
352009	R	HANDRAIL:SUPPLY SOFTWOOD MOPSTICK INC BRACKETS Handrail:Supply and fix 50x50mm softwood mopstick handrail on and including brackets, fixed to walls, make good finishes and decorate.	LM	26.40
352010	R	HANDRAIL:SUPPLY HARDWOOD MOPSTICK INC BRACKETS Handrail:Supply and fix 50x50mm hardwood mopstick handrail on and including brackets, plugged and screwed to walls and decorate to match existing and remove waste and debris.	LM	34.11
352011	R	HANDRAIL:SUPPLY OR RENEW GALVANISED MS BRACKET Handrail:Supply and fix or renew galvanised mild steel handrail bracket, fix to wall, and including any necessary plugging and make good plasterwork and decorate to match existing.	NO	13.17
352017	R	HANDRAIL:REFIX ON BRACKETS Handrail:Refix handrail, fixed to existing brackets and make good decorate to match existing.	LM	8.75
352013	U	HANDRAIL:REFIX LOOSE BRACKET Handrail:Refix loose handrail bracket and including any necessary plugging to wall and make good plasterwork and decorations to match existing.	NO	10.74
352015	R	HANDRAIL:SUPPLY AND FIX PATGRESS Handrail:Supply and fix new patgress to wall and including any necessary plugging and make good plasterwork and decorations to match existing.	NO	8.72

Miscellaneous Fixtures/Fittings**Stool for Hot Water Cylinder**

361001	R	STOOL:RENEW TO CYLINDER Stool:Renew stool for hot water cylinder, with 144x32mm bearers, 50x50mm legs, 69x32mm cross bearers, 19mm plywood top, remove and replace cylinder, test.	NO	81.60
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Tank Stands

361021	R	TANK STAND:NEW FOR CWST IN LOFT Tank Stand:Construct new tank stand in loft to suit any size or type CWST ne 227 litres 19mm thick plywood base on two 150x50mm bearers and 100x38mm cross bearers at 300mm maximum centres.	NO	85.70
361023	R	TANK STAND:NEW REMOVE AND REFIX TANK IN LOFT Tank Stand:Construct new or renew tank stand in loft to suit any size or type CWST ne 227 litres 19mm thick plywood base on two bearers and cross bearers, drain supply, disconnect, reconnect tank.	NO	179.82

Hat and Coat Rails

362001	R	HANGING RAIL:SUPPLY 25MM DIAMETER Hanging Rail:Supply and fix 25mm diameter plastic coated steel tubular hanging rail, ne 3.00m long, each end housed into and including 100x38mm softwood bearers or chromium plated sockets.	LM	15.04
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M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
362002	R	HANGING RAIL:REMOVE AND REFIX Hanging Rail:Remove, set aside and later refix any length of chromium plated or plastic coated steel hanging rail to existing bearers or sockets.	IT	5.25
362003	R	HOOK:SUPPLY AND FIX HAT AND COAT HOOK Hook:Supply and fix or refix anodised aluminium hat and coat hook.	NO	7.07
362050	R	HAT AND COAT RAIL:RENEW OR SUPPLY COMPLETE Hat Coat Rail:Renew or supply and fix 20x70mm twice rounded wrot softwood hat and coat rail 1.00m long fixed to structure, decorate and supply and fix 3 No. anodised aluminium hat and coat hooks.	LM	43.22
Curtain Battens and Tracks				
363001	R	CURTAIN BATTEN:RENEW OR FIX NEW Curtain Batten:Renew or supply and fix new ne 25x75mm wrot softwood curtain batten remove/rehang rails and curtains, fix new batten to any background, make good, decorate to match existing.	LM	8.28
363011	R	CURTAIN TRACK:RENEW INCLUDING RUNNERS Curtain Track:Renew or supply and fix new proprietary plastic curtain track system of any type and fixing to any type of background, plugging, screwing and make good as necessary.	LM	11.32
Kitchen Units and Worktops				
Kitchen Units to match Existing				
371001	R	KITCHEN UNIT:RENEW SINGLE BASE TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished single base unit to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.	NO	155.72
371003	R	KITCHEN UNIT:RENEW DOUBLE BASE TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished double base unit to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.	NO	212.57
371005	R	KITCHEN UNIT:RENEW CORNER BASE TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished corner base unit to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.	NO	252.06
371007	R	KITCHEN UNIT:RENEW TALL FLOOR TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished tall floor unit to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.	NO	252.21
371009	R	KITCHEN UNIT:RENEW SINGLE WALL TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished single wall unit, any height to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.	NO	106.65
371011	R	KITCHEN UNIT:RENEW DOUBLE WALL TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished double wall unit, any height, to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.	NO	144.70

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
371013	R	KITCHEN UNIT:RENEW CORNER WALL TO MATCH EXISTING Kitchen Unit:Renew any size or type of prefinished corner wall unit, any height, to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.	NO	124.07
Kitchen Units - Clients Standard Specification				
371021	R	KITCHEN UNIT:RENEW SINGLE BASE 300X500 Kitchen Unit:Renew any type of prefinished complete single 300x500mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.	NO	128.62
371023	R	KITCHEN UNIT:RENEW SINGLE BASE 600X500 Kitchen Unit:Renew any type of prefinished complete single 600x500mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.	NO	153.26
371025	R	KITCHEN UNIT:RENEW SINGLE BASE 300X600 Kitchen Unit:Renew any type of prefinished complete single 300x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.	NO	134.78
371027	R	KITCHEN UNIT:RENEW SINGLE BASE 400X600 Kitchen Unit:Renew any type of prefinished complete single 400x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.	NO	137.24
371029	R	KITCHEN UNIT:RENEW SINGLE BASE 500X600 Kitchen Unit:Renew any type of prefinished complete single 500x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.	NO	139.71
371031	R	KITCHEN UNIT:RENEW SINGLE BASE 600X600 Kitchen Unit:Renew any type of prefinished complete single 600x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.	NO	140.94
371033	R	KITCHEN UNIT:RENEW DOUBLE BASE 800MM Kitchen Unit:Renew any type of prefinished complete double 800x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.	NO	187.93
371035	R	KITCHEN UNIT:RENEW DOUBLE BASE 1000MM Kitchen Unit:Renew any type of prefinished complete double 1000x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.	NO	187.93
371037	R	KITCHEN UNIT:RENEW DOUBLE BASE 1200MM Kitchen Unit:Renew any type of prefinished complete double 1200x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.	NO	311.13
371039	R	KITCHEN UNIT:RENEW CORNER BASE 800MM Kitchen Unit:Renew any type of prefinished complete 800x600mm corner base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.	NO	302.51

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ITEM	PRI	DESCRIPTION	UNIT	RATE
371041	R	KITCHEN UNIT:RENEW CORNER BASE 1000MM Kitchen Unit:Renew any type of prefinished complete 1000x600mm corner base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.	NO	307.43
371043	R	KITCHEN UNIT:RENEW CORNER BASE 1200MM Kitchen Unit:Renew any type of prefinished complete 1200x600mm corner base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.	NO	323.45
371045	R	KITCHEN UNIT:RENEW LARDER UNIT Kitchen Unit:Renew any type of prefinished complete tall larder floor unit, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.	NO	249.53
371047	R	KITCHEN UNIT:RENEW APPLIANCE UNIT 1950MM Kitchen Unit:Renew any type of prefinished complete 600x600x1950mm high appliance housing unit, plug and scribe to walls, any necessary grounds, make good to all finishes, remove waste and debris.	NO	266.62
371049	R	KITCHEN UNIT:RENEW APPLIANCE UNIT 600MM Kitchen Unit:Renew any type of prefinished complete 1000x600x600mm high appliance housing unit, plug and scribe to walls, any necessary grounds, make good all wall and floor finishes disturbed.	NO	128.64
371051	R	KITCHEN UNIT:RENEW SINGLE WALL 300X300 900MM HIGH Kitchen Unit:Renew any type of prefinished complete single 300x300mm wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes. And remove waste and debris.	NO	86.50
371053	R	KITCHEN UNIT:RENEW SINGLE WALL 400X300 900MM HIGH Kitchen Unit:Renew any type of prefinished complete single 400x300mm wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes. And remove waste and debris.	NO	100.05
371055	R	KITCHEN UNIT:RENEW SINGLE WALL 500X300 900MM HIGH Kitchen Unit:Renew any type of prefinished complete single 500x300mm wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes. And remove waste and debris.	NO	113.60
371057	R	KITCHEN UNIT:RENEW SINGLE WALL 600X300 900MM HIGH Kitchen Unit:Renew any type of prefinished complete single 600x300mm wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes. And remove waste and debris.	NO	124.69
371059	R	KITCHEN UNIT:RENEW DOUBLE WALL 1000X300 500MM HIGH Kitchen Unit:Renew any type of prefinished complete double 1000x300mm wall unit, 500mm high, plug and scribe to walls, any necessary grounds, make good to all finishes. And remove waste and debris.	NO	138.35
371061	R	KITCHEN UNIT:RENEW DOUBLE WALL 1000X300 900MM HIGH Kitchen Unit:Renew any type of prefinished complete double 1000x300mm wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes. And remove waste and debris.	NO	145.74

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ITEM	PRI	DESCRIPTION	UNIT	RATE
371063	R	KITCHEN UNIT:RENEW DOUBLE WALL 1200X300 500MM HIGH Kitchen Unit:Renew any type of prefinished complete double 1200x300mm wall unit, 500mm high, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.	NO	193.79
371065	R	KITCHEN UNIT:RENEW DOUBLE WALL 1200X300 900MM HIGH Kitchen Unit:Renew any type of prefinished complete double 1200x300mm wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.	NO	218.43
371067	R	KITCHEN UNIT:RENEW CORNER WALL 500X300 500MM HIGH Kitchen Unit:Renew any type of prefinished complete 500x300mm corner wall unit, 500mm high, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.	NO	139.61
371068	R	KITCHEN UNIT:RENEW CORNER WALL 500X300 900MM HIGH Kitchen Unit:Renew any type of prefinished complete 500x300mm corner wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.	NO	164.25
371069	R	KITCHEN UNIT:RENEW CORNER WALL 600X300 500MM HIGH Kitchen Unit:Renew any type of prefinished 600x300mm corner wall unit, 500mm high, plug and scribe to walls, any necessary grounds, make good to all finishes.	NO	124.83
371070	R	KITCHEN UNIT:RENEW CORNER WALL 600X300 900MM HIGH Kitchen Unit:Renew any type of prefinished complete 600x300mm corner wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.	NO	149.47
371071	R	KITCHEN UNIT:RENEW DRAWER PACK 500X600 Kitchen Unit:Renew any type of prefinished complete 500x600mm drawer pack unit, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.	NO	334.63
371073	R	KITCHEN UNIT:RENEW DRAWER PACK 600X600 Kitchen Unit:Renew any type of prefinished complete 600x600mm drawer pack unit, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.	NO	334.63
371074	R	KITCHEN UNIT:RENEW COOKER HOOD COVER Kitchen Unit:Renew any type of prefinished 600mm wide x 300mm deep x 250mm high cooker hood cover unit plug and scribe to walls, any necessary grounds, make good, remove waste and debris.	NO	105.40
Worktops				
372001	R	WORKTOP:RENEW NE 40MM THICK POST FORMED Worktop:Renew with high density waterproof MR chipboard worktop ne 40mm thick, 1.3mm laminated sheet, post formed one edge, reverse compensated, veneer edges, silicone seal, splashback.	LM	58.76
372002	R	WORKTOP:RENEW NE 40MM THICK DOUBLE POST FORMED Worktop:Renew with high density waterproof MR chipboard worktop ne 40mm thick, 1.3mm laminated sheet, post formed two edges, reverse compensated, veneer edges, silicone seal, splashback.	LM	75.09

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ITEM	PRI	DESCRIPTION	UNIT	RATE
372005	R	WORKTOP:REMOVE AND REFIX Worktop:Remove and securely refix any width worktop including seal joint to wall with waterproof sealant and make good damaged and renew any missing wall tiles.	LM	11.89
372007	R	WORKTOP:RENEW VENEER EDGING Worktop:Renew 1.3mm laminated sheet veneer edging to worktop or edge of cupboard door fixed with adhesive.	LM	8.67
372009	R	WORKTOP:PROVIDE FLY END PANEL Worktop:Supply and fix 18mm chipboard end panel melamine faced both sides, PVC lipped on all edges or vinyl wrap MDF, 600x870mm high, fixed to worktop and floor with plastic angle brackets.	NO	61.12
372011	R	WORKTOP:RENEW GALLOWS BRACKET Worktop:Renew gallows bracket overall 305x458mm made out of 50x38mm softwood plugged and screwed to wall and decorate to match existing.	NO	19.74
372013	R	WORKTOP:RENEW LEG TO WORKTOP Worktop:Renew chromium plated metal support leg to worktop with flange plates screwed to floor and worktop.	NO	31.97
372017	R	WORKTOP:RENEW JOINT STRIP Worktop:Renew aluminium joint strip between worktops including remove and refix worktops as necessary and make good.	NO	15.64
372019	R	WORKTOP:25X25MM EDGE TRIM Worktop:Supply and fix 25x25mm PVC/aluminium edge trim holed and screwed to softwood.	LM	10.37
372021	R	WORKTOP:PROVIDE COVERBEAD Worktop:Supply and fix proprietary aluminium L shaped cover bead rounded at end, screwed to edge of chipboard worktop.	NO	9.25
Kitchen Units - Repairs				
373001	R	KITCHEN UNIT:REMOVE AND REFIX ANY TYPE Kitchen Unit:Remove and refix any kitchen unit including replug and screw to walls and make good to all finishes.	NO	22.48
373005	R	KITCHEN UNIT:RENEW BLOCKBOARD DOOR Kitchen Unit:Renew blockboard door to any kitchen unit fit and hang on pair of 50mm butt hinges, ease and adjust, including housing out unit for hinges and decorate to match existing.	NO	87.64
373007	R	KITCHEN UNIT:RENEW BASE UNIT DOOR Kitchen Unit:Renew base unit door with melamine faced and edged chipboard or vinyl wrap door, including pair of spring loaded concealed hinges, fit and hang, ease and adjust.	NO	70.89
373009	R	KITCHEN UNIT:RENEW WALL UNIT DOOR Kitchen Unit:Renew any height wall unit door with melamine faced and edged chipboard door to match existing, including pair of spring loaded concealed hinges, fit and hang, ease and adjust.	NO	57.49
373011	R	KITCHEN UNIT:RENEW TALL FLOOR UNIT DOOR Kitchen Unit:Renew tall floor unit door with melamine faced and edged chipboard door to match existing, including pair of spring loaded concealed hinges, fit and hang, ease and adjust.	NO	104.55

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ITEM	PRI	DESCRIPTION	UNIT	RATE
373013	R	KITCHEN UNIT:RENEW CUPBOARD BACK Kitchen Unit:Renew cupboard back with 3mm self finished hardboard, size approximately up to 1200mm wide x 900mm high.	NO	29.77
373015	R	KITCHEN UNIT:RENEW SHELF TO UNIT Kitchen Unit:Renew shelf to base or wall unit with 19mm thick melamine faced and edged or vinyl wrap chipboard, fixed to existing bearers.	NO	15.45
373019	R	KITCHEN UNIT:RENEW BOTTOM SHELF Kitchen Unit:Renew bottom shelf to base unit with 19mm thick melamine faced and edged chipboard or vinyl wrapped MDF, ne 575mm deep x 1150mm wide overall, cut and fit to unit.	NO	17.96
373021	R	KITCHEN UNIT:RENEW SIDE PANEL Kitchen Unit:Renew side panel to any base unit with melamine faced and edged or vinyl wrap chipboard replacement panel including cut and fit to unit.	NO	45.78
373023	R	KITCHEN UNIT:RENEW PLINTH Kitchen Unit:Renew plinth to any base unit with melamine faced and edged chipboard or vinyl wrap MDF plinth including cut and fit to unit.	NO	14.79
373027	R	KITCHEN UNIT:RENEW DRAWER BOX COMPLETE Kitchen Unit:Renew drawer to kitchen unit with proprietary plastic drawer box complete with runners, remove existing front from old drawer and refix to new drawer box, test, adjust.	NO	62.93
373045	R	KITCHEN UNIT:RENEW OR INSTALL CHILD LOCK Kitchen Unit:Renew or supply and install child proof locks to any type of kitchen unit including removing existing if applicable, cutting out, adjusting door, piecing in and make good.	IT	18.68
373049	R	KITCHEN UNIT:OVERHAUL ANY TYPE Kitchen Unit:Overhaul any kitchen unit including refix to wall, ease and adjust doors, renew or refix hinges, pull handles, child locks, drawer fronts, reglue loose veneers, adjust runners, make good.	NO	31.49
373051	R	KITCHEN UNIT:RENEW PELMET Kitchen Unit:Renew pelmet to any wall units with melamine faced and edged or vinyl wrap chipboard replacement plinth including cut and fit to unit.	LM	16.17
373053	R	KITCHEN UNIT:RENEW CORNICE Kitchen Unit:Renew cornice to any wall units with melamine faced and edged or vinyl wrap chipboard replacement plinth including cut and fit to unit.	LM	16.17
373055	R	KITCHEN UNIT:RENEW UPSTAND TO WORKTOP Kitchen Unit:Renew upstand to worktop with melamine faced and edged or vinyl wrap chipboard replacement plinth including cut and fit to unit.	LM	10.81
375057	R	KITCHEN UNITS:RENEW DOOR OR DRAWER HANDLES NE 5 Kitchen Units:Renew all door or drawer handles as instructed by the Client's Representative (upto 5 handles renewed in one kitchen).	NO	32.68
375059	R	KITCHEN UNITS:RENEW DOOR OR DRAWER HANDLES NE 10 Kitchen Units:Renew all door or drawer handles as instructed by the Client's Representative (over 6 and upto 10 handles renewed in one kitchen).	NO	61.68

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ITEM	PRI	DESCRIPTION	UNIT	RATE
375061	R	KITCHEN UNITS:RENEW DOOR OR DRAWER HANDLES NE 15 Kitchen Units:Renew all door or drawer handles as instructed by the Client's Representative (over 11 and upto 15 handles renewed in one kitchen).	NO	97.82
375063	R	KITCHEN UNITS:REMOVE AND DISPOSE UNIT Kitchen Units:Remove any type of existing kitchen base, wall or tall floor unit, make good finishes and remove waste and debris (unit not being renewed).	NO	7.01
375065	R	KITCHEN UNITS:REMOVE AND DISPOSE WORKTOP Kitchen Units:Remove any type of worktop whether over base units or supported on brackets, make good finishes and remove waste and debris (worktop not being renewed).	NO	6.01
Wardrobe Units				
Fitted Wardrobe - Repairs				
375003	R	WARDROBE:EASE AND ADJUST INCLUDING REMOVE Wardrobe:Ease and adjust any hanging, sliding or sliding/folding door, including removing and refixing door, make good and touch up decorations.	NO	20.13
375005	R	WARDROBE:PATCH OR REPAIR Wardrobe:Carry out any patch or repair to door, framing or casework of any fitted wardrobe including cut out and splice in new timber upto 600mm long, make good, decorate to match existing.	NO	18.69
375007	R	WARDROBE:RENEW HINGE Wardrobe:Renew butt or concealed hinge to door including removing existing, adjustment and realignment of door, make good and touch up decorations as necessary.	NO	12.02
375009	R	WARDROBE:OVERHAUL REPAIR SLIDING GEAR Wardrobe:Overhaul and repair any existing sliding or sliding/folding door gear to fitted wardrobe, remove and refix door(s), lubricate as necessary and leave in working order.	IT	32.46
375011	R	WARDROBE:RENEW SLIDING GEAR Wardrobe:Renew any sliding or sliding/folding door gear to fitted wardrobe, remove and refix door(s), make good and touch up decorations as necessary.	IT	120.12
375013	R	WARDROBE:RENEW DOOR HANDLE Wardrobe:Renew any door handle to fitted wardrobe, remove existing fitting, make good and touch up decorations as necessary.	NO	11.46
375015	R	WARDROBE:RENEW ANY LOCK Wardrobe:Renew any lock to fitted wardrobe, remove existing fitting, make good and touch up decorations as necessary.	NO	13.91
Skirtings, Rails and Architraves				
Skirting - Softwood				
381001	R	SKIRTING:RENEW SOFTWOOD SKIRTING Skirting:Renew any size softwood plain, moulded or chamfered skirting plugged to brickwork, including all ends and angles and prepare for redecoration, and remove waste and debris.	LM	22.04

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ITEM	PRI	DESCRIPTION	UNIT	RATE
381003	R	SKIRTING:TAKE OFF AND REFIX Skirting:Take off and refix existing skirting including denail skirting and touch up decorations. Picture and Dado Rails etc.	LM	8.11
382001	R	RAIL:TAKE OFF EXISTING AND MAKE GOOD Rail:Take off existing picture or dado rail, clear away and make good plasterwork and remove waste and debris. Architraves - Softwood	LM	4.61
383001	R	ARCHITRAVE:RENEW SW SET TO ONE SIDE OF DOOR Architrave:Renew any size softwood plain, moulded or chamfered architrave set to one side of door frame including all mitres and scribing and prepare to decorate and remove waste and debris.	IT	31.18
383003	R	ARCHITRAVE:RENEW SW LEG OR HEAD ONE SIDE Architrave:Renew any size softwood plain, moulded or chamfered architrave to leg or head of door frame one side including all mitres and scribing and prepare to decorate and remove waste and debris.	IT	11.42
383007	R	ARCHITRAVE:REFIX ANY LOOSE Architrave:Refix including take off as necessary any loose architrave to both sides of door frame including touch up decorations to match existing. Architraves - Hardwood	IT	8.72
383101	R	ARCHITRAVE:RENEW HW SET TO ONE SIDE OF DOOR Architrave:Renew any size hardwood plain, moulded or chamfered architrave set to one side of door frame including all mitres and scribing and prepare to decorate and remove waste and debris.	IT	50.73
383103	R	ARCHITRAVE:RENEW HW LEG OR HEAD ONE SIDE Architrave:Renew any size hardwood plain, moulded or chamfered architrave to leg or head of door frame one side including all mitres and scribing and prepare to decorate and remove waste and debris. Thresholds to Door Openings	IT	20.84
384001	R	THRESHOLD:RENEW TO DOOR OPENING Threshold:Renew or provide 19x150mm twice splayed and twice rounded hardwood door threshold ne 1.00m long including notch and fit ends and decorate to match existing and remove waste and debris.	IT	18.61
384003	R	THRESHOLD:RESECURE LOOSE Threshold:Resecure loose door threshold. Shelving	IT	8.11
385001	R	SHELVING:RENEW WROT SOFTWOOD BEARERS Shelving:Renew ne 20x69mm wrot softwood bearers including plug to walls and make good and decorate to match existing and remove waste and debris.	LM	5.73
385003	R	SHELVING:RENEW SLATTED COMPLETE Shelving:Renew slatted shelving consisting of 20x44mm slats at 75mm centres on and including 25x50mm cross bearers at 500mm centres and remove waste and debris.	SM	42.79

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ITEM	PRI	DESCRIPTION	UNIT	RATE
385004	R	SHELVING:REFIX SLATTED COMPLETE Shelving:Refix existing slatted shelving including renewing any damaged or broken 20x44mm slats and provide any additional support bearers as necessary.	SM	29.20
385005	R	SHELVING:MELAMINE FACED NE 300MM Shelving:Supply and fix melamine faced chipboard shelving ne 300mm wide cut to length and fix to bearers or brackets.	LM	20.56
385007	R	SHELVING:12MM PLYWOOD HARDWOOD EDGED NE 300MM Shelving:Renew 12mm plywood ne 300mm wide, cut to length with hardwood edging glued and pinned and fix to bearers or brackets and decorate to match existing and remove waste and debris.	LM	23.97
385009	R	SHELVING:18MM BLOCKBOARD HARDWOOD EDGED NE 300MM Shelving:Renew 18mm blockboard ne 300mm wide, cut to length with hardwood edging glued and pinned and fix to bearers or brackets and decorate to match existing and remove waste and debris.	LM	25.62
Windowboards				
386001	R	WINDOWBOARD:RENEW SOFTWOOD Windowboard:Renew ne 25x300mm softwood windowboard plugged, screwed and pelltated to brickwork, make good plasterwork and decorations and decorate to match existing and remove waste and debris.	LM	35.52
386003	R	WINDOWBOARD:RENEW MDF Windowboard:Renew ne 25x300mm MDF windowboard plugged, screwed and pelltated to brickwork, make good plasterwork and decorations and decorate to match existing and remove waste and debris.	LM	38.39
386005	R	WINDOWBOARD:RENEW HARDWOOD Windowboard:Renew ne 25x300mm hardwood windowboard plugged, screwed and pelltated to brickwork, make good plasterwork and decorations and decorate to match existing and remove waste and debris.	LM	54.69
386009	R	WINDOWBOARD:RENEW PVCU Windowboard:Renew existing with PVCu ne 25x300mm windowboard fixed with approved adhesive or other approved concealed fixing method to brickwork, make good plasterwork and decorations.	LM	52.01
386007	R	WINDOWBOARD:REFIX LOOSE Windowboard:Refix any size or type of loose windowboard to window including removing if necessary, make good and touching up decorations.	NO	8.11
Duct Casings				
387001	R	DUCT:RENEW 6MM PLYWOOD CASING SIDE NE 300MM Duct:Renew pipe duct casing with 6mm plywood casing up to 300mm wide, screw to framing with brass cups and screws and decorate to match existing, and remove waste and debris.	LM	24.08
387002	R	DUCT:RENEW 12MM PLYWOOD CASING SIDE NE 300MM Duct:Renew pipe duct casing side with 12mm WBP plywood casing upto 300mm wide, screw to framing with brass cups and screws and decorate to match existing and remove waste and debris.	LM	31.02

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ITEM	PRI	DESCRIPTION	UNIT	RATE
387003	R	DUCT:RENEW 6MM PLYWOOD SIDED CASING OVER 300MM Duct:Renew pipe duct casing with 6mm plywood casing over 300mm wide, screw to framing with brass cups and screws and decorate to match existing, and remove waste and debris.	SM	51.62
387004	R	DUCT:RENEW 12MM PLYWOOD SIDED CASING OVER 300MM Duct:Renew pipe duct casing with 12mm WBP plywood casing over 300mm wide, screw to framing with brass cups and screws and decorate to match existing and remove waste and debris.	SM	75.61
387007	R	DUCT:RENEW 6MM PLYWOOD SIDED CASING NE 450MM Duct:Renew 2 or 3 sided pipe duct casing ne 450mm girth 6mm plywood casing sides screwed to 38x50mm framing fixed to walls, form access points as necessary and decorate to match existing.	LM	58.32
387008	R	DUCT:RENEW 12MM PLYWOOD SIDED CASING NE 450MM Duct:Renew two or three sided 12mm WBP plywood pipe duct casing ne 450mm girth, screwed with brass cups and screws including 38x50mm framing, form access points, decorate, remove waste and debris.	LM	64.74
387009	R	DUCT:RENEW PLASTERBOARD CASING NE 300MM Duct:Renew pipe duct casing ne 300mm wide with ne 12.5mm plasterboard casing, fixed to framing and with 3mm plaster skim coat including all angles, joints to existing and decorate to match existing.	LM	32.75
387011	R	DUCT:RENEW PLASTERBOARD CASING OVER 300MM Duct:Renew pipe duct casing over 300mm wide with ne 12.5mm plasterboard casing, fixed to framing and with 3mm plaster skim coat, form all angles and joints to existing and decorate to match existing.	SM	65.47
387015	R	DUCT:RENEW PLASTERBOARD SIDED NE 450MM Duct:Renew 2 or 3 sided pipe duct casing ne 450mm girth ne 12.5mm plasterboard fixed to 38x50mm framing fixed to walls, form access points, form all angles, joints to existing and decorate.	LM	62.46
387017	R	CLIENT INSPECTION:REMOVE AND REFIX DUCT CASING Client Inspection:Remove pipe duct casing for client inspection access and later refix including all make good and make good decorations to match existing and remove waste and debris.	LM	11.22
387019	R	DUCT:FORM ACCESS PANEL IN EXISTING Duct:Form access panel in existing duct casing, remove plywood casing as necessary, cut out, form access panel fixed with brass cups and screws all additional framing and make good decorations.	IT	51.93
387021	R	DUCT:REMOVE DUCTING AND DISPOSE Duct:Remove any type of duct covering and framing ne 1.00sm in wall area, make good finishes and remove waste and debris.	NO	10.01
Bath Panels and Framing				
388001	R	BATH PANEL:RENEW HARDBOARD SIDE AND FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side bath panel, securely screwed with chromium plated dome headed screws to and including 38x50mm softwood framing.	IT	73.21
388003	R	BATH PANEL:RENEW HARDBOARD END AND FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard end bath panel, fixed with chromium plated dome headed screws including 38x50mm softwood framing complete with metal bath panel trim.	IT	49.30

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ITEM	PRI	DESCRIPTION	UNIT	RATE
388005	R	BATH PANEL:RENEW HARDBOARD SIDE END AND FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side and end bath panels securely screwed with cp dome screws, 38x50mm softwood framing complete with metal bath panel trim.	IT	111.77
388007	R	BATH PANEL:RENEW HARDBOARD SIDE EXISTING FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side bath panel securely screwed with chromium plated dome screws to existing framing and remove waste and debris.	IT	33.52
388009	R	BATH PANEL:RENEW HARDBOARD END EXISTING FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard end bath panel securely screwed with chromium plated dome screws to existing framing complete with metal bath panel trim.	IT	21.98
388011	R	BATH PANEL:RENEW HARDBOARD SIDE END EXISTING FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side and end bath panels securely screwed with chromium plated dome screws to existing framing and metal bath panel trim.	IT	48.08
388013	R	BATH PANEL:RENEW ACRYLIC SIDE Bath Panel:Renew or supply and fix proprietary acrylic side bath panel, colour to match, all plinths, trims, corner pieces and the like, securely fixed with brackets and make good.	IT	56.65
388015	R	BATH PANEL:RENEW ACRYLIC END Bath Panel:Renew or supply and fix proprietary acrylic end bath panel, colour to match, all plinths, trims, corner pieces and the like, securely fixed with brackets and make good.	IT	39.38
388017	R	BATH PANEL:RENEW ACRYLIC SIDE AND END Bath Panel:Renew or supply and fix proprietary acrylic side and end bath panel, colour to match, all plinths, trims, corner pieces etc, securely fixed with brackets, make good.	IT	86.11
388019	R	BATH PANEL:REMOVE AND REFIX ANY TYPE Bath Panel:Remove and later refix any bath panel (side or end) including any corner angle trim, skirting etc.	NO	10.25

Ironmongery

Butts, Hinges, etc.

390101	R	HINGES:RENEW 63MM STORMPROOF Hinges:Renew pair of 63mm anodised steel stormproof hinges including remove and rehang casement.	PR	11.46
390105	R	HINGES:RENEW PAIR OF FRICTION PIVOTS Hinges:Renew pair of friction hinges to pivot window including remove and refix casement.	PR	63.46
390107	R	HINGES:RENEW STEEL BUTT HINGES Hinges:Renew ne 1.5 pairs 100mm mild steel butt hinges, ease and adjust door, make good to recesses in frame.	IT	19.33
390109	R	HINGES:RENEW BRASS BUTT HINGES Hinges:Renew ne 1.5 pairs 100mm brass butt hinges, ease and adjust door, make good to recesses in frame.	IT	27.86

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ITEM	PRI	DESCRIPTION	UNIT	RATE
390111	R	HINGES:RENEW PAIR TEE HINGES Hinges:Renew pair of 300mm galvanised tee hinges, ease and adjust door, make good to frame.	PR	22.57
390113	R	HINGES:RENEW PAIR OF 50MM BUTT HINGES Hinges:Take off cupboard door and set aside, remove hinges and renew with pair of 50mm butt hinges, rehang door, ease and adjust.	PR	13.97
Sliding Sash Fittings				
390301	U	FASTENER:RENEW ANY TYPE OF SASH FASTENER Fastener:Renew/supply and fix any type (including Fitch and Brighton patterns) of new sash fastener including make good and touch up decorations.	NO	16.57
390307	R	LIFT:RENEW SASH LIFT Lift:Renew or supply and fix new sash lift.	NO	7.63
390309	R	BOLT:RENEW SASH BOLT Bolt:Renew or supply and fix new lockable sash bolt to centre rail of sliding sash timber windows including make good and touch up decorations, hand key to Tenant.	NO	17.31
390311	R	LOCK:RENEW PAIR OF SASH LOCKS Lock:Renew or supply and fix new pair of lockable sash locks to restrict opening of sliding sash timber windows, including make good and touch up decorations, hand key to Tenant.	PR	38.40
390313	R	SASH PINS:RENEW PAIR SASH PINS Sash Pins:Renew or supply and fix new pair of dual sash pins to centre rail of sliding sash timber windows, including make good and touch up decorations, hand key to Tenant.	PR	37.76
Door Closers/Door Restrictors				
390501	U	CLOSER:RENEW LIGHT DUTY OVERHEAD/DOOR RESTRICTOR Closer:Renew or supply and fix light duty overhead door closer or other equal and approved screwed to door and frame, make good and remove waste and debris.	NO	47.66
390503	U	CLOSER:RENEW HEAVY DUTY OVERHEAD Closer:Renew or supply and fix heavy duty overhead door closer or other equal and approved screwed to door and frame, make good and remove waste and debris.	NO	74.62
390505	U	CLOSER:RENEW OR SUPPLY PERKO TYPE Closer:Renew or supply and fix Perko type concealed door closer screwed to door and frame, including remove and refix door or door stop as necessary, make good and remove waste and debris.	NO	29.65
390509	U	CLOSER:RENEW OR SUPPLY AND FIX GIBRALTER TYPE Closer:Renew or supply and fix Gibraltar door closer or other equal and approved screwed to door and frame, make good and remove waste and debris.	NO	22.40
390507	U	CLOSER:EASE AND ADJUST ANY TYPE Closer:Ease and adjust any type door closer or door restrictor.	NO	7.75

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Floor Springs				
390601	R	FLOOR SPRING:RENEW SINGLE ACTION Floor Spring:Renew or install single action hydraulic check for door maximum 2150x850mm complete, remove existing or form recess in floor, fix as manufacturers technical data sheet, make good.	NO	246.65
390603	R	FLOOR SPRING:RENEW DOUBLE ACTION Floor Spring:Renew or install double action hydraulic check for door maximum 2150x850mm complete, remove existing or form recess in floor, fix as manufacturers technical data sheet, make good.	NO	434.83
390605	R	FLOOR SPRING:OVERHAUL Floor Spring:Overhaul and maintain floor spring to door, including ease and adjust, oil moving parts.	NO	27.36
Sliding Door Gear				
390701	R	SLIDING DOOR GEAR:REPAIR Sliding Door Gear:Take off, repair and refix, aluminium or plastic double track sliding door gear to pair of fitted furniture doors maximum 1.5m opening, including removing and rehanging doors.	NO	34.87
390703	R	SLIDING DOOR GEAR:RENEW Sliding Door Gear:Remove existing sliding door gear and renew with anodised aluminium or plastic double track sliding door gear to pair of wardrobe doors maximum 1.5m opening, remove, rehang doors.	NO	139.46
Locks				
390901	U	RIMLOCK:RENEW COMPLETE Rimlock:Renew rimlock, keep and set of rimlock furniture, including altering door as necessary for new lock and housing out existing frame as necessary and provide two new keys.	NO	41.35
390903	U	LOCK:RENEW MORTICE COMPLETE Lock:Renew mortice lock, keep and renew or refix set of anodised aluminium lever handle furniture including altering door as necessary for new lock and provide two new keys.	NO	40.75
390907	U	LOCK:RENEW MORTICE KEEP Lock or Latch:Renew mortice lock or latch or nightlatch keep including housing out existing frame as necessary.	NO	6.89
390909	U	LOCK:RENEW MORTICE DEADLOCK Lock:Renew mortice deadlock, keep and set of escutcheons including altering door as necessary for new lock and provide two new keys.	NO	43.26
390911	U	LOCK:RENEW 5L MORTICE COMPLETE Lock:Renew 5 lever mortice lock, keep and renew or refix set of anodised aluminium lever handle furniture including altering door as necessary for new lock and provide two new keys.	NO	54.92
390915	U	LOCK:RENEW 5L MORTICE DEADLOCK Lock:Renew 5 lever mortice deadlock, keep and set of escutcheons including altering door as necessary for new lock and provide two new keys.	NO	64.68

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390917	E	LOCK:OVERHAUL ANY LOCK COMPLETE Lock:Remove any type of lock and furniture, dismantle, overhaul, repair, oil and assemble and refix to door.	NO	12.57
390919	U	LOCK:RENEW WITH 5L MORTICE Lock:Renew rimlock with 5 lever mortice lock, keep and set of anodised aluminium lever handle furniture, including altering door as necessary for new lock and provide two new keys.	NO	74.94
390921	U	DOOR:RENEW MULTIPOINT LOCK Door:Renew any defective or broken multipoint door locking system complete to any type of door, adapt keep if necessary, including remove existing, test leave in working order, provide two new keys.	NO	106.88
390923	U	LOCK:RENEW EUROLOCK COMPLETE Lock:Renew 'eurolock' lock, keep and set of anodised aluminium lever handle furniture including altering door as necessary for new lock and provide two new keys.	NO	45.95
390925	U	LOCK:RENEW EUROLOCK CYLINDER Lock:Renew 'eurolock' cylinder only to lock including provide two new keys.	NO	24.47
390927	U	LOCK:RENEW PATIO DOOR LOCK COMPLETE Lock:Renew multipoint patio door lock and set of anodised aluminium lever handle furniture and provide two new keys.	NO	115.71
390929	U	LOCK:FULL LOCK CHANGE - FRONT DOOR Lock:Renew cylinder rim night latch, keep and pull handle, and 5 lever mortice deadlock, keep, set of escutcheons, alter door as necessary for new locks and provide two new keys for each lock.	IT	98.22
390931	U	LOCK:FULL LOCK CHANGE - FRONT AND REAR DOOR Lock:Renew cylinder rim night latch complete, 5 lever mortice deadlock complete to front door, 5 lever mortice lock complete to rear door, alter doors for locks, provide two new keys for each lock.	IT	150.27
390933	U	LOCK:FULL LOCK CHANGE - FRONT AND REAR DOOR MULTI Lock:Renew multipoint door locking system complete to front door and 5 lever mortice lock complete to rear door, alter doors for locks, provide two new keys for each lock.	IT	171.00
Latches				
391101	R	LATCH:RENEW MORTICE LATCH COMPLETE Latch:Renew mortice latch, keep and renew or refix set of anodised aluminium lever handle furniture including altering door as necessary for new latch.	NO	36.55
391103	R	LATCH:RENEW MORTICE LATCH ONLY Latch:Take off existing set of lever handles and set aside, take out and renew mortice latch, refix set of handles.	NO	33.05
391107	R	LATCH:OVERHAUL LATCH AND FURNITURE Latch:Remove mortice latch and furniture, dismantle, overhaul, repair, oil and assemble and refix to door.	NO	10.50

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Cylinder Night Latches				
391301	U	NIGHTLATCH:RENEW COMPLETE Nightlatch:Renew cylinder rim nightlatch, keep and pull handle, including altering door as necessary for new latch and provide two new keys.	NO	31.56
391305	U	NIGHTLATCH:RENEW CYLINDER BARREL Nightlatch:Renew cylinder barrel to nightlatch and provide two new keys.	NO	17.09
391307	U	NIGHTLATCH:RENEW SUITED CYLINDER BARREL Nightlatch:Renew suited cylinder barrel to nightlatch and provide two new keys.	NO	19.77
391309	E	NIGHTLATCH:OVERHAUL COMPLETE Nightlatch:Remove any type of cylinder nightlatch, dismantle, overhaul, repair, oil and assemble and refix to door.	NO	12.64
391313	U	NIGHTLATCH:RENEW PULL Nightlatch:Renew nightlatch finger full, dismantle latch, install new pull, oil and reassemble and refix to door.	NO	16.73
391315	U	LOCK:RENEW WITH KEYPAD TYPE - DOMESTIC STANDARD Lock:Renew any nightlatch with domestic standard keypad type lock, keep and pull including altering door as necessary for new lock.	NO	66.42
391317	U	LOCK:RENEW WITH KEYPAD TYPE - HEAVY DUTY Lock:Renew any nightlatch with heavy duty keypad and key type lock, keep and pull including altering door as necessary for new lock.	NO	107.56
Roller and Ball Catches				
391501	R	CATCH:RENEW CATCH AND KEEP Cupboard:Renew catch and keep including altering door as necessary for new catch and housing out frame for keep.	NO	15.36
391503	R	CUPBOARD:RENEW 50MM BRASS LOCK Cupboard:Renew 50mm brass cupboard lock.	NO	15.05
391505	R	CUPBOARD:RENEW DOOR CATCH Cupboard:Renew cupboard door catch (any type).	NO	9.31
391507	R	CUPBOARD:RENEW CATCH KEEP Cupboard:Renew cupboard catch keep including housing out frame as necessary.	NO	8.85
Bolts, Security Bolts, Panic Bolts and Padlocks				
391701	U	BOLT:RENEW NE 250MM PADBOLT Bolt:Renew or supply and fix new ne 250mm galvanised approved padbolt.	NO	12.56
391703	U	BOLT:RENEW 200MM TOWER BOLT Bolt:Renew or supply and fix new 200mm tower bolt and keep.	NO	13.67
391705	U	BOLT:RENEW NE 150MM BARREL BOLT Bolt:Renew or supply and fix new ne 150mm barrel bolt and keep.	NO	5.14
391707	U	BOLT:RENEW INDICATOR BOLT Bolt:Renew 175mm SAA bathroom indicator bolt and keep.	NO	23.78

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391709	U	BOLT:RENEW MORTICE SECURITY BOLT Bolt:Renew or supply and fix new mortice security bolt with key operation and keep.	NO	30.63
391711	U	BOLT:RENEW SINGLE PANIC BOLT Bolt:Renew or supply and fix new any type approved SAA panic bolt and keep to single door.	NO	81.87
391712	U	BOLT:RENEW DOUBLE PANIC BOLT Bolt:Renew or supply and fix new anytype approved SAA panic bolt and keeps to double door.	NO	156.00
391713	U	BOLT:RENEW FIRE SECURITY BOLT Bolt:Renew or supply and fix new fire security bolt, surface fixed to emergency exit doors comprising metal bolt held extended by clear glass tube retained by padlock including keep, hammer and chain.	NO	79.25
391715	U	BOLT:RENEW GLASS TO FIRE SECURITY BOLT Bolt:Renew glass tube to fire security bolt including reset.	NO	15.12
391719	U	BOLT AND KEEP:REMOVE EASE AND REFIX Bolt and Keep:Remove barrel bolt or bolt keep, oil and ease as necessary and refix bolt and or bolt keep in new position.	NO	5.13
391723	U	PADLOCK:RENEW OR SUPPLY PADLOCK Padlock:Renew or supply and fix 50mm galvanised approved padlock with two keys and hand to Client Representative.	NO	20.49
391725	U	HASP:RENEW WITH STAPLE Hasp:Renew any type of hasp and staple.	NO	20.46
391727	U	HASP:RENEW WITH PADLOCK Hasp:Renew any type of hasp, staple and 50mm galvanised padlock, supply two keys and hand keys to Client Representative.	NO	36.94
Fittings to Timber Windows				
391901	R	WINDOW FITTING:RENEW BRASS CASEMENT CATCH Window Fitting:Renew brass casement catch and keep to timber window.	NO	16.23
391905	R	WINDOW FITTING:RENEW BRASS STAY AND FASTENER Window Fitting:Renew any brass casement stay and two pin fastener and fix to timber window.	NO	15.97
391909	R	WINDOW FITTING:RENEW AA CASEMENT CATCH Window Fitting:Renew anodised aluminium standard or offset casement catch and keep to timber window.	NO	19.89
391913	R	WINDOW FITTING:RENEW AA STAY AND FASTENER Window Fitting:Renew any anodised aluminium casement stay and two pin fastener and fix to timber window.	NO	14.14
391917	R	WINDOW FITTING:RENEW ZINC ALLOY CASEMENT CATCH Window Fitting:Renew epoxy coated zinc alloy standard or offset casement catch and keep to timber window.	NO	17.49
391921	R	WINDOW FITTING:RENEW ZINC ALLOY STAY AND FASTENER Window Fitting:Renew any epoxy coated zinc alloy casement stay and two pin fastener and fix to timber window.	NO	14.87

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ITEM	PRI	DESCRIPTION	UNIT	RATE
391925	R	WINDOW FITTING:RENEW GALVANISED SAFETY FASTENER Window Fitting:Renew galvanised safety window fastener and fix to timber window.	NO	23.48
391927	R	WINDOW FITTING:RENEW PIVOT WINDOW FASTENER Window Fitting:Renew pivot window fastener and receiver to timber window.	NO	30.28
391929	R	WINDOW FITTING:RENEW RESTRICTOR STAY Window Fitting:Renew window restrictor stay to timber window.	NO	15.19
391931	R	WINDOW FITTING:RENEW MORTICE SECURITY BOLT Window Fitting:Renew or supply and fix new mortice security bolt with key operation and keep and fix to timber window.	NO	29.57
391933	R	WINDOW FITTING:REFIX EASE ADJUST ANY TYPE Window Fitting:Refix, ease and adjust any loose window fitting to timber window.	NO	4.13
391937	R	WINDOW FITTING:RENEW WITH LOCKABLE TYPE STAY Window Fitting:Renew any type or supply and fix new anodised aluminium lockable casement stay and two threaded pin fasteners with key operation, fix to timber casement or fanlight, provide two keys.	NO	20.65
391939	R	WINDOW FITTING:RENEW LOCKABLE RESTRICTOR STAY Window Fitting:Renew any type or supply and fix new anodised aluminium lockable restrictor security stay with key operation, fix to casement or fanlight of timber window, and provide two new keys.	NO	26.69
391941	R	WINDOW FITTING:RENEW LOCKABLE CASEMENT CATCH Window Fitting:Renew any type/supply and fix new anodised aluminium lockable standard or offset casement catch and keep with key operation, fix to casement of timber window and provide two new keys.	NO	18.63
391943	U	WINDOW FITTING:PROVIDE NEW KEYS Window Fitting:Supply only window key including all necessary cutting.	NO	5.95
391945	U	WINDOW FITTING:REFIX ANY LOOSE Window Fitting:Remove and refix any type of loose window fitting to timber window, ease and adjust, touch up decorations and make good.	NO	11.22
Fittings to Steel Windows				
392101	R	WINDOW FITTING:RENEW HINGES EASE ADJUST STEEL Window Fitting:Renew hinges to casement sash or fanlight to window frame and ease and adjust (casement and fanlight in place).	NO	24.39
392103	R	WINDOW FITTING:RENEW FASTENER STAY TO STEEL SASH Window Fitting:Renew casement fastener or fanlight stay or casement stay or stay pin to steel window.	NO	21.32
392109	R	WINDOW FITTING:REPAIR, EASE, ADJUST TO STEEL SASH Window Fittings:Repair stay, fastener or catch to steel window and check, ease and adjust.	NO	11.22
392111	R	WINDOW FITTING:RENEW LOCKABLE STAY TO STEEL SASH Window Fitting:Renew or supply and fix new lockable type lock or restrictor stay with key operation to casement or fanlight to steel window, and provide two new keys.	NO	24.99

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Fittings to Aluminium Windows				
392301	R	WINDOW FITTING:RENEW FRICTION STAY TO ALUM SASH Window Fitting:Renew friction stay to aluminium casement sash or fanlight to window frame and ease and adjust (casement and fanlight in place).	NO	19.01
392303	R	WINDOW FITTING:RENEW FASTENER STAY TO ALUM SASH Window Fitting:Renew casement fastener or fanlight stay or casement stay or stay/pin to aluminium window.	NO	15.90
392309	R	WINDOW FITTING:REPAIR, EASE, ADJUST TO ALUM SASH Window Fitting:Repair stay, fastener, catch or stay pin to ease operation of aluminium window and check, ease and adjust.	NO	11.22
Door Furniture including Viewer, Security Chain				
392501	R	DOOR FURNITURE:RENEW SET OF LEVER HANDLES Door Furniture:Renew set of anodised aluminium lever latch or lock furniture.	NO	22.72
392505	R	DOOR FURNITURE:RENEW SET OF KNOBS TO RIMLOCK Door Furniture:Renew set of rimlock knob furniture.	NO	15.21
392509	R	DOOR FURNITURE:RENEW OR INSTALL VIEWER Door Furniture:Renew or supply and fix new security door viewer including drilling/adapting hole through door as necessary and make good, and remove waste and debris.	NO	13.42
392511	R	DOOR FURNITURE:RENEW OR INSTALL CHAIN Door Furniture:Renew or supply and fix new door security chain and make good and remove waste and debris.	NO	9.38
392513	R	DOOR FURNITURE:REFIX ANY LOOSE FITTING Door Furniture:Refix any loose door fitting to timber door.	NO	3.25
392515	R	DOOR FURNITURE:RENEW OR INSTALL KICKING PLATE Door Furniture:Renew or supply and fix 16 gauge SAA kicking plate ne 900x300mm, screw fixed to any door.	NO	26.48
392517	R	DOOR FURNITURE:RENEW OR INSTALL PULL HANDLES Door Furniture:Renew or supply and fix pull handle, SAA, 150mm.	NO	17.16
392519	R	DOOR FURNITURE:RENEW OR INSTALL PUSH PLATES Door Furniture:Renew push or finger plate, SAA, 225x50mm and remove waste and debris.	NO	13.42
392521	U	DOORS:PROVIDE NEW NON-SUITED KEYS Doors:Supply only non suited key including all necessary cutting.	NO	5.05
392523	U	DOORS:PROVIDE NEW SUITED KEYS Doors:Supply only suited key including all necessary cutting.	NO	6.57
392525	R	DOOR FURNITURE:RENEW OR INSTALL ESCUTCHEON SET Door Furniture:Renew or supply and fix new set of SAA escutcheons to match existing.	NO	19.35

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ITEM	PRI	DESCRIPTION	UNIT	RATE
392527	R	DOOR FURNITURE:RENEW OR INST BATHRM ESCUTCHEON SET Door Furniture:Renew or supply and fix new set of escutcheons to match existing complete with turn button, indicator and emergency release and remove waste and debris.	NO	19.95
392529	R	DOOR FURNITURE:RENEW OR INSTALL CABIN HOOK AND EYE Door Furniture:Renew or supply and fix cabin hook and eye.	NO	16.89
392531	R	DOOR FURNITURE:RENEW OR INSTALL LOW THRESHOLD Door Furniture:Renew or supply and fix aluminium slimline low access threshold including plugging and screwing to floor, make good finishes.	NO	26.48
Letterplates				
392701	R	LETTERPLATE:RENEW COMPLETE WITH KNOCKER Letterplate:Renew letter plate and knocker including plugging and redrilling holes and altering opening where necessary and provide and fix new brush type draught overluder.	NO	44.84
392702	R	LETTERPLATE:SUPPLY AND FIX NEW Letterplate:Supply and fix new letter plate including cutting opening in door or sidelight frame and provide and fix new brush type draught excluder.	NO	74.88
392703	R	LETTERPLATE:RENEW FIREPROOF TYPE Letterplate:Renew fireproof letter plate and knocker to suit appropriate fire resisting door including plugging and redrilling holes and adapting opening where necessary.	NO	47.70
392705	R	LETTERPLATE:RENEW OR SUPPLY HIGH SECURITY COWL Letterplate:Renew or supply and fix new high security internal letter cowl screwed to internal face of door.	NO	43.75
392706	R	LETTERPLATE:RENEW OR SUPPLY DRAUGHT EXCLUDER Letterplate:Renew or supply and fix PVCu draught excluder with brush inset screwed to internal face of door.	NO	9.37
Door Numerals				
392901	R	DOOR NUMERAL:RENEW NE 3 NO Door Numeral:Renew or replace ne 3 No. letters or numerals.	IT	13.39
Door Stop				
393101	R	DOOR STOP:PROVIDE RUBBER STOP Door Stop:Supply and fix 25mm diameter rubber door stop to softwood or masonry.	NO	4.29
Cupboard Handles				
393301	R	CUPBOARD:RENEW CUPBOARD PULL Cupboard:Renew 44mm satin anodised aluminium cupboard pull handle.	NO	10.83
393303	R	CUPBOARD:RENEW PULL HANDLE Cupboard:Renew 100mm satin anodised aluminium 'D' pull handle, including plug holes where necessary.	NO	7.89
393305	R	CUPBOARD:REFIX PULL OR KNOB HANDLE Cupboard:Refix loose pull or knobhandle.	NO	2.75

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ITEM	PRI	DESCRIPTION	UNIT	RATE
393307	R	CUPBOARD:RENEW KNOB Cupboard:Renew satin anodised aluminium knob handle.	NO	5.79
Miscellaneous Works				
Ceiling Access Hatch				
395101	R	CEILING HATCH:FORM OPENING COMPLETE Ceiling Hatch:Cut opening through ceiling, trim opening with 75x150mm trimmers, 25x38mm stops fixed to trimmers/joists, 19x69mm architraves, 18mm blockboard trap, ironmongery, make good.	IT	156.58
395103	R	CEILING HATCH:RENEW BLOCKBOARD ACCESS HATCH Ceiling Hatch:Renew with 18mm blockboard access hatch, fully insulated with 150mm mineral fibre insulation, including fit new draught strips, all ironmongery and decorate to match existing.	IT	71.80
395105	R	CEILING HATCH:FIX NEW PROPRIETARY HATCH Ceiling Hatch:Cut opening through ceiling, trim opening as necessary and supply and fix proprietary purpose make ceiling access hatch complete, make good to all finishes and decorations.	IT	124.14
395107	R	CEILING HATCH:RENEW PROPRIETARY HATCH Ceiling Hatch:Renew existing proprietary ceiling hatch, remove existing, supply and fix proprietary purpose make ceiling access hatch complete, make good to all finishes and decorations.	IT	71.18
395109	R	CEILING HATCH:OVERHAUL HATCH Ceiling Hatch:Repair access hatch including remove and refix hatch and ironmongery as necessary and leave in working order and remove waste and debris.	IT	17.35
395111	R	CEILING HATCH:RENEW DRAUGHT INSULATION STRIPS Ceiling Hatch:Renew or supply and fix draught insulation strips to access hatch.	IT	9.56
395113	R	CEILING HATCH:UPGRADE FIRE RESISTANCE Ceiling Hatch:Upgrade fire resistance of ceiling hatch, supply, cut and fit 12.5mm plasterboard screwed to roof space side of hatch.	IT	33.36
Gain Entry				
396001	E	DWELLING:GAIN ACCESS - 1 DOOR - 1 LOCK Dwelling:Gain access for tenant locked out or emergency works, including force access to door, splice in new piece to frame, touch up decorations provide new barrel and keys.	IT	63.77
396002	E	DWELLING:GAIN ACCESS - 1 DOOR - 2 LOCKS Dwelling:Gain access for tenant locked out or for emergency works, force access, splice to frame, touch up decorations, new nightlatch barrel and new mortice lock or mortice deadlock and two keys.	IT	95.01
396004	E	DWELLING:GAIN ACCESS - 1 DOOR - MULTI-POINT Dwelling:Gain access for tenant locked out or for emergency works, including drill out existing cylinder to multipoint locking system touch up decorations, provide new cylinder and two keys.	IT	69.07

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ITEM	PRI	DESCRIPTION	UNIT	RATE
396008	E	DWELLING:GAIN ACCESS - EASY OPTION Dwelling:Gain access for tenant locked out or for emergency works, provide ladders, gain access through open window, or obtain from and later return to Client's offices suited keys for the dwelling.	IT	15.02
396006	U	GARAGE:GAIN ACCESS Garage:Gain access for tenant, including force access including redrill for fixing bolts and alter door, provide new lock and collect and return keys to tenant.	NO	50.77
396020	U	KEYSAFE:PROVIDE FOR ACCESS Keysafe:Supply and install permanent proprietary keysafe to Client's property, fixed to walls and make good all finishes.	NO	40.15
Eviction Attendance				
396501	U	EVICTON ATTENDANCE:NO LOCK CHANGE Eviction Attendance:Attend dwelling, waiting time to receive instruction from Housing Officer or Bailiff, no lock change required.	IT	15.02
396503	U	EVICTON ATTENDANCE:CHANGE FRONT DOOR MULTIPOINT Eviction Attendance:Attend dwelling, waiting time for instructions, force access to front door, splice new piece to door frame, touch up decorations, renew multipoint to door and provide two keys.	IT	123.87
396505	U	EVICTON ATTENDANCE:CHANGE FRONT REAR DOOR MULTI Eviction Attendance:Attend dwelling, waiting time for instruction, force access to front, rear doors, splice new pieces to frames, touch up decorations, renew multipoint and two keys to both doors.	IT	230.20
396507	U	EVICTON ATTENDANCE:CHANGE FRONT DOOR LOCKS Eviction Attendance:Attend dwelling, waiting time for instruction, force access to front door, splice frame, touch up, renew cylinder rim night latch and 5 lever mortice deadlock with keys complete.	IT	117.98
396509	U	EVICTON ATTENDANCE:CHANGE FRONT REAR DOOR LOCKS Eviction Attendance:Attend, waiting instructions, force access to both doors, splice frames, touch up, renew night latch, 5 lever mortice deadlock to front, 5 lever mortice lock complete to rear.	IT	177.37
Boarding Up/Nailing Up				
397000	E	OPENING:BOARD UP 12MM STERLING OR PLYWOOD ON FRAME Opening:Board up window or door with 12mm Sterling or plywood board or blockboard, cut to size, on and including 50x75mm sawn softwood frame fixed to brickwork in boarding over opening, leave secure.	SM	28.93
397001	E	OPENING:BOARD UP WITH 12MM STERLING OR PLYWOOD Opening:Board up window or door with 12mm Sterling or plywood board or blockboard including cut to size, nail over window or door (NOT to frame) and leave secure (per opening).	NO	26.79
397002	E	GARAGE:BOARD UP WITH 12MM STERLING OR PLYWOOD Garage:Board up garage door with 12mm Sterling or plywood board or blockboard including cut to size, nail over garage door (NOT to frame) and leave secure (per opening).	NO	53.05
397003	E	OPENING:REMOVE BOARDING TO OPENINGS Opening:Remove boarding from window or door opening and make good. Leave property secure including refix boarding if required.	NO	8.72

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ITEM	PRI	DESCRIPTION	UNIT	RATE
397004	E	GARAGE:REMOVE BOARDING TO OPENINGS Garage:Remove boarding from garage door opening and make good. Leave property secure including refix boarding if required.	NO	13.72
397005	E	OPENING:NAIL UP WINDOW OR DOOR Opening:Nail up window or door and leave secure.	NO	6.61
397007	U	OPENING:REMOVE NAILS FROM OPENING Opening:Remove nails from window or door and make good (per window or door).	NO	3.75
397008	E	OPENING:BOARD UP WITH GALVANISED STEEL SHEETING Opening:Board up window or door with ne 2.5mm galvanised flat steel sheeting, cut to size, on and including 50x75mm sawn softwood frame fixed to brickwork in boarding over opening, leave secure.	SM	53.62
Boarding Up Long Term Voids				
397021	E	OPENINGS:SECURITY FULL SCREENS FIRST WEEK Openings:Provide and install for an open period proprietary metal security screens to cover up to 2 doors, 8 windows, any size, type, take down, refix, leave secure (rate for first week only).	IT	87.49
397023	E	OPENINGS:SECURITY EXTRA WINDOW FIRST WEEK Openings:Provide and install for an open period an additional proprietary metal security window screen to suit any size and type, take down, refix, leave secure (rate for first week only).	NO	11.05
397024	X	OPENINGS:SECURITY EXTRA WINDOW ADDITIONAL HIRE Openings:Hire and maintenance of one proprietary metal security screen for additional hire period after first week for any window screen (per additional hire week).	NO	8.63
397025	E	OPENINGS:SECURITY EXTRA DOOR FIRST WEEK Openings:Provide and install for an open period an additional proprietary metal security door screen to suit any size and type, take down, refix, leave secure (rate for first week only).	NO	18.38
397026	X	OPENINGS:SECURITY EXTRA DOOR ADDITIONAL HIRE Openings:Hire and maintenance of one proprietary metal security screen for additional hire period after first week for any door screen (per additional hire week).	NO	11.05
397027	X	OPENINGS:SECURITY FULL SCREENS ADDITIONAL HIRE Openings:Hire and maintenance of proprietary metal security screens for additional hire period after first week for up to 2 doors and 8 windows (per additional hire week).	NO	35.20
397029	E	OPENINGS:SECURITY PARTIAL SCREENS FIRST WEEK Openings:Provide and install for an open period proprietary metal security screens to cover up to 2 doors, 2 windows, any size and type, take down, refix, leave secure (rate for first week only).	IT	69.37
397031	X	OPENINGS:SECURITY PARTIAL ADDITIONAL HIRE Openings:Hire and maintenance of proprietary metal security screens for additional hire period after first week for up to 2 doors and 2 windows (per additional hire week).	NO	28.56

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ITEM	PRI	DESCRIPTION	UNIT	RATE
397033	E	OPENINGS:SECURITY INDIVIDUAL FIRST WEEK Openings:Provide and install for an open period an individual proprietary metal security window or door screen to suit any size and type, take down, refix, leave secure (rate for first week only).	NO	43.74
397035	X	OPENINGS:SECURITY INDIVIDUAL ADDITIONAL HIRE Openings:Hire and maintenance of one proprietary metal security screen for additional hire period for any window or door screen (per additional hire week).	NO	11.05
Carpentry and Joinery - Client Inspection				
398001	U	CLIENT INSPECTION:EXTERNAL JOINERY Client Inspection:Undertake client inspection and testing etc. on external joinery and report to Client Representative (any repairs required to be ordered must be instructed by Client Representative).	IT	15.02

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ITEM	PRI	DESCRIPTION	UNIT	RATE
PLASTERWORK AND OTHER FINISHES				
Plasterwork, Rendering and Screeds				
Plasterwork - Walls				
411105	R	WALL:RENEW APPLY 3MM SKIM PLASTER IN PATCH Wall:Renew defective or apply new skim coat of plaster in patch including hack off existing and renew including all preparation and joints to existing surfaces and remove waste and debris.	IT	15.94
411107	R	WALL:RENEW APPLY 3MM SKIM COAT PLASTER Wall:Renew defective or apply new skim coat of plaster including hack off existing and renew including all preparation and joints to existing surfaces and remove waste and debris.	SM	12.43
411113	R	WALL:TWO COATS DUB OUT IN PATCH Wall:Float and set to walls in patch including additional coat or dub out as necessary with cement and sand including all labours.	IT	36.73
411115	R	WALL:TWO COATS DUB OUT Wall:Float and set to walls including additional coat or dub out as necessary with cement and sand including all preparation, labours, and joints to existing surfaces and remove waste and debris.	SM	31.72
411121	R	WALL:HACK REPLASTER TWO COATS DUB OUT IN PATCH Wall:Hack off plaster, rake out and prepare background, float and set to walls in patch including additional coat or dub out as necessary with cement and sand, all labours, remove spoil.	IT	55.15
411123	R	WALL:HACK REPLASTER TWO COATS DUB OUT Wall:Hack off plaster, rake out and prepare background, float and set to walls including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris.	SM	47.64
411133	R	WALL:TWO COATS BONDING WALL IN PATCH Wall:Bond and set to walls in patch including additional coat or dub out as necessary with cement and sand including all labours, and remove waste and debris.	IT	24.13
411135	R	WALL:TWO COATS BONDING WALLS Wall:Bond and set to walls 12mm thick, including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris.	SM	20.63
Plasterboard - Walls				
411309	R	WALL:FIX NE 12.5MM PLASTERBOARD SCRIM JOINTS PATCH Wall:Supply, cut and fix ne 12.5mm plasterboard to walls in patch including scrim joints, additional support battens, noggins etc. to studding and all labours and remove waste and debris.	IT	16.19
411311	R	WALL:FIX NE 12.5MM PLASTERBOARD SCRIM JOINTS Wall:Supply, cut and fix ne 12.5mm plasterboard to walls and scrim joints, including additional support battens, noggins etc. to studding and all labours and remove waste and debris.	SM	13.08

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ITEM	PRI	DESCRIPTION	UNIT	RATE
411313	R	WALL:FIX NE 12.5MM PLASTERBOARD 3MM SKIM IN PATCH Wall:Supply, cut and fix ne 12.5mm plasterboard to walls in patch including scrim joints and 3mm skim plaster, additional support battens, noggins etc to studding, labours and remove waste and debris.	IT	30.23
411315	R	WALL:FIX NE 12.5MM PLASTERBOARD 3MM SKIM COAT Wall:Supply, cut and fix ne 12.5mm plasterboard to walls, scrim joints and 3mm skim plaster to walls, including additional support battens, noggins etc to studding, labours and remove waste and debris	SM	25.22
411316	R	WALL:FIX NE 12.5MM PLASTERBOARD TWO COAT FINISH Wall:Supply, cut and fix ne 12.5mm plasterboard, scrim joints, one coat bonding plaster and 3mm skim finish plaster to walls, additional support battens, noggins etc, labours, remove waste and debris.	SM	34.33
411321	R	WALL:RENEW NE 12.5MM PLASTERBOARD SKIM PATCH Wall:Take down plasterboard or lath and plaster to wall, denail studs etc, fix ne 12.5mm plasterboard to wall in patch, scrim joints, 3mm skim plaster, additional battens, noggins etc, all labours.	IT	42.24
411323	R	WALL:RENEW NE 12.5MM PLASTERBOARD 3MM SKIM Wall:Take down plasterboard or lath and plaster to wall, denail studs etc, fix ne 12.5mm plasterboard to wall, scrim joints, 3mm skim plaster, additional battens etc, all labours, remove spoil.	SM	33.25
411325	R	WALL:RENEW DOUBLE PLASTERBOARD 3MM SKIM IN PATCH Wall:Take down plasterboard or lath and plaster to wall, denail studs, fix double layer ne 12.5mm plasterboard to wall in patch, scrim joints, 3mm skim plaster, additional battens etc, all labours.	IT	54.65
411327	R	WALL:RENEW DOUBLE PLASTERBOARD 3MM SKIM COAT Wall:Take down plasterboard or lath and plaster to wall, denail studs etc, fix double layer ne 12.5mm plasterboard to wall, scrim joints, 3mm skim plaster, additional battens etc, all labours.	SM	41.65
Plasterwork - Ceilings				
413105	R	CEILING:RENEW APPLY SKIM COAT IN PATCH Ceiling:Hack off existing and renew defective or apply new skim coat of plaster in patch including all joints to existing surfaces and all labours, make good and remove waste and debris.	IT	18.44
413107	R	CEILING:RENEW APPLY SKIM COAT Ceiling:Hack off existing and renew defective or apply new skim coat of plaster including all joints to existing surfaces and all labours, make good and remove waste and debris.	SM	14.94
413109	R	CEILING:TWO COATS BONDING IN PATCH Ceiling:Two coat (bonding coat and skim coat) including bonding agent as necessary to concrete ceiling in patch, apply bonding agent, including all labours and remove waste and debris.	IT	28.69
413111	R	CEILING:TWO COATS BONDING Ceiling:Two coat (bonding coat and skim coat) including bonding agent as necessary coat to concrete ceiling apply bonding agent, including all labours and remove waste and debris.	SM	25.19

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ITEM	PRI	DESCRIPTION	UNIT	RATE
413117	R	CEILING:HACK RENEW PLASTER IN PATCH Ceiling:Hack off defective plaster to ceiling, prepare and replaster ceiling in two coats (bonding and finish) in patch, joints to existing surfaces, all labours, make good, remove waste and debris.	IT	34.70
413119	R	CEILING:HACK RENEW PLASTER Ceiling:Hack off defective plaster to ceiling, prepare and replaster ceiling in two coats (bonding and finish), joints to existing surfaces, all labours, make good and remove waste and debris.	SM	29.70
413124	R	CEILING:APPLY 5MM SKIM TO ARTEX Ceiling:Prepare and apply 5mm skim coat of plaster to existing artex ceiling, apply bonding agent, including all joints to existing surfaces and all labours and remove waste and debris.	SM	22.45
Plasterboard - Ceilings				
413305	R	CEILING:FIX NE 12.5MM PLASTERBOARD 3MM SKIM PATCH Ceiling:Supply, cut and fix ne 12.5mm plasterboard, scrim joints and 3mm skim plaster to ceiling in patch including additional support battens, noggins etc. to joists, including all labours.	IT	32.73
413307	R	CEILING:FIX NE 12.5MM PLASTERBOARD 3MM SKIM COAT Ceiling:Supply, cut and fix ne 12.5mm plasterboard, scrim joints and 3mm skim plaster to ceiling, additional support battens, noggins to joists, all labours, make good, remove waste and debris.	SM	26.24
413308	R	CEILING:FIX NE 12.5MM PLASTERBOARD TWO COAT FINISH Ceiling:Supply, cut and fix ne 12.5mm plasterboard, scrim joints, bonding plaster coat, 3mm skim, additional support battens, noggins etc, to joist, all labours, make good, remove waste and debris.	SM	38.33
413309	R	CEILING:FIX DOUBLE NE 12.5MM PLASTERBOARD IN PATCH Ceiling:Supply, cut and fix double layer of ne 12.5mm plasterboard to ceiling in patch including scrim joints and 3mm skim plaster, additional support battens etc. to joists, including all labours.	IT	50.17
413311	R	CEILING:FIX DOUBLE NE 12.5MM PLASTERBOARD 3MM SKIM Ceiling:Supply, cut and fix double layer of ne 12.5mm plasterboard to ceiling with scrim joints and 3mm skim plaster including additional support battens etc. to joists, including all labours.	SM	40.15
413317	R	CEILING:RENEW NE 12.5MM PLASTERBOARD SKIM IN PATCH Ceiling:Take down existing ceiling, denail joists, fix ne 12.5mm plasterboard to ceiling in patch, scrim joints, 3mm skim plaster, additional battens, all labours, make good, remove waste and debris.	IT	50.25
413319	R	CEILING:RENEW NE 12.5MM PLASTERBOARD 3MM SKIM COAT Ceiling:Take down existing ceiling, denail joists, fix ne 12.5mm plasterboard to ceiling, scrim joints, 3mm skim plaster, additional battens, all labours, make good, remove waste and debris.	SM	40.24
413321	R	CEILING:RENEW DOUBLE PLASTERBOARD SKIM IN PATCH Ceiling:Take down existing ceiling, denail joists fix double layer ne 12.5mm plasterboard to ceiling in patch, scrim, 3mm skim, additional battens etc, all labours, make good, remove waste and debris.	IT	60.18

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ITEM	PRI	DESCRIPTION	UNIT	RATE
413323	R	CEILING:RENEW DOUBLE PLASTERBOARD 3MM SKIM COAT Ceiling:Take down existing ceiling, denail joists fix double layer ne 12.5mm plasterboard to ceiling, scrim joints, 3mm skim, additional battens etc, all labours, make good, remove waste and debris.	SM	47.66
413325	R	CEILING:OVERLAY NE 12.5MM PLASTERBOARD 3MM SKIM Ceiling:Prepare existing ceiling and overlay with ne 12.5mm plasterboard nailed to joists, all necessary packings, noggins etc 3mm skim plaster, all labours, make good, remove waste and debris.	SM	29.58
413327	U	CEILING:REMOVE COLLAPSED AFTER WATER DAMAGE Ceiling:Attend dwelling, remove collapsed water damaged and take down any remaining damaged ceiling, denail joists, prepare for new plasterboard, remove waste and debris (new ceiling separate item).	SM	24.13
413329	U	CEILING:TAKE DOWN AFTER WATER DAMAGE Ceiling:Attend dwelling, take down water damaged ceiling, denail joists and prepare for new plasterboard, make good, remove waste and debris (new ceiling to be claimed seperately).	SM	17.62
Plasterwork Repairs and Sundry Items				
415001	R	PLASTER REPAIR:REPAIR CRACKS AROUND FRAME Plaster Repair:Repair cracks around door and window frame including hack out loose plaster and make good with plaster including make good decorations and remove waste and debris.	LM	6.21
415003	R	PLASTER REPAIR:RENEW REVEAL TO FRAME Plaster Repair:Renew plastered reveal complete to any door or window frame, hack off defective plaster, render and set, remake arris, joints to existing, make good decorations and remove spoil.	LM	10.91
415005	R	PLASTER REPAIR:REPAIR CRACKS AROUND FITTING Plaster Repair:Repair crack around any fitting, including hack out loose plaster and make good with plaster.	LM	4.49
415011	R	PLASTER REPAIR:RENEW PLASTER BAND Plaster Repair:Cut out defective plaster and make good with plaster to match existing upto 300mm wide including all joints to existing surfaces and adjacent fittings and remove waste and debris.	LM	10.17
415013	R	PLASTER REPAIR:REPAIR CRACK TO WALL OR CEILING Plaster Repair:Repair cracks to wall or ceiling plaster, cut out cracks and apply finish plaster, trowel off flush with existing surfaces.	LM	10.62
415015	R	PLASTER REPAIR:RENEW METAL PROFILE BEAD Plaster Repair:Renew any type of expanded metal profile bead in conjunction with plasterwork repairs.	LM	9.90
415017	R	PLASTER REPAIR:MAKE GOOD AROUND PIPE ETC Plaster Repair:Make good any type of plasterwork around any size or type of pipe, radiator brackets, other projections etc. (only to be claimed where not part of schedule item for make good etc.).	NO	6.61
415019	R	PLASTER REPAIR:RENEW PLASTER VENT Plaster Repair:Renew or fix new plaster vent any size ne 225x150mm with flyscreen including remove existing and fix new to wall incl all make good.	NO	15.90

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Sand and Cement Render				
421001	R	WALL:HACK OFF RENDER IN PATCH Wall:Hack off any thickness of render from walls in patch, rake out and prepare brickwork or blockwork to receive rendering and remove waste and debris.	IT	25.03
421003	R	WALL:HACK OFF RENDER Wall:Hack off any thickness of render from walls, rake out and prepare brickwork or blockwork to receive rendering and remove waste and debris.	SM	20.03
421021	R	WALL:APPLY SMOOTH RENDER DUB OUT IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls in patch trowelled smooth, dub out as necessary with cement and sand including all labours.	IT	34.16
421022	R	WALL:APPLY ROUGHCAST RENDER DUB OUT IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls in patch with roughcast finish, dub out with cement and sand, all preparation, labours, remove waste and debris.	IT	40.90
421023	R	WALL:APPLY SMOOTH RENDER DUB OUT Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls trowelled smooth, dub out as necessary with cement and sand, including all labours and remove waste and debris.	SM	30.65
421024	R	WALL:APPLY ROUGHCAST RENDER DUB OUT Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls with roughcast finish, dub out with cement and sand, all preparation, labours and remove waste and debris.	SM	37.40
421025	R	WALL:APPLY WET DASH RENDER DUB OUT IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and wet dash finish to external walls in patch, dub out as necessary with cement and sand, including all labours.	IT	40.61
421027	R	WALL:APPLY WET DASH RENDER DUB OUT Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and wet dash finish to external walls, dub out as necessary with cement and sand, including all labours.	SM	37.61
421029	R	WALL:APPLY DRY DASH RENDER DUB OUT IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and dry dash finish to external walls in patch, dub out as necessary with cement and sand, including all labours.	IT	48.22
421031	R	WALL:APPLY DRY DASH RENDER DUB OUT Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and dry dash finish to external walls, dub out as necessary with cement and sand, including all labours.	SM	43.61
421033	R	WALL:APPLY DECORATIVE RENDER DUB IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls in patch with decorative finish, dub out as necessary with cement and sand, including all labours.	IT	47.03
421035	R	WALL:APPLY DECORATIVE RENDER DUB Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls with decorative finish, dub out as necessary with cement and sand and all labours.	SM	42.02

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Render Repairs and Sundry Items				
423001	R	RENDER REPAIRS:REPAIR CRACK Render Repairs:Repair crack in any external render including carefully hack out and make good with cement and sand including applying finish to match existing, and remove waste and debris.	LM	11.22
423003	R	RENDER REPAIRS:REPAIR CRACK AROUND FRAME Render Repairs:Repair cracks to render and applied finishes around door or window frame including hack out loose render and make good including make good sealant joint to frame.	LM	14.87
423005	R	RENDER REPAIRS:RENEW REVEAL TO FRAME Render Repairs:Renew rendered door or window frame reveal complete, hack off external finish, remake arris and rerender, dubbing out and waterproofing agent, make good applied finishes, remove spoil.	LM	17.74
423007	R	RENDER REPAIRS:RENEW BELLCAST FEATURE Render Repairs:Renew bellcast to any render over openings or above damp course, hack off, fix bellcast bead and form bellcast externally and remove waste and debris.	LM	18.02
423009	R	DWELLING REPAIR:MAKE GOOD AROUND PIPE ETC Dwelling:Make good external render around any pipe, brackets, other projections and the like, fill holes, make good render, (only to be claimed where not part of another schedule item) (Per Dwelling).	IT	18.73
Coatings to Ceilings				
425001	R	CEILING:APPLY ARTEX TYPE FINISH Ceiling:Prepare and apply Artex type textured coating with stipple or comb finish to ceiling including caulk joints in plasterboard and or cracks in plaster finish.	SM	12.46
425002	R	CEILING:APPLY ARTEX TYPE FINISH IN PATCH Ceiling:Prepare and apply Artex type textured coating with stipple or comb finish to ceiling in patch, caulk joints in plasterboard and or cracks in plaster finish, prime as necessary, make good.	IT	11.33
Dry Lining				
427003	R	WALL:DRY LINE NE 12.5MM PLASTERBOARD PADS AND DABS Wall:Strip existing walls, clean down mould, fungi, line wall with ne 12.5mm plasterboard fixed to plaster pads, dabs in accordance with manufacturers technical data sheet, make good, remove debris.	SM	37.15
427004	R	WALL:DRY LINE NE 12.5MM PLASTERBOARD SKIM Wall:Strip existing walls, clean down mould, fungi, line wall with ne 12.5mm plasterboard fixed to plaster pads, dabs, as manufacturers technical data sheet, 3mm skim coat, make good, remove debris.	SM	45.57
427005	R	CEILING:DRY LINE 12.5MM THERMALBOARD Ceiling:Strip existing ceiling, clean down mould and fungi, remove coving, fix 50x25mm treated softwood battens, line ceilings with 12.5mm plasterboard faced thermal board, make good.	SM	72.86
427007	R	CEILING:DRY LINE 25MM THERMALBOARD Ceiling:Strip existing ceiling, clean down mould and fungi, remove coving, fix 50x25mm treated softwood battens, line ceilings with 25mm plasterboard faced thermal board, make good.	SM	98.76

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ITEM	PRI	DESCRIPTION	UNIT	RATE
427009	R	WALL:DRY LINE 25MM THERMALBOARD Wall:Strip existing walls, clean down mould and fungi, line walls with 25mm nominal plasterboard faced thermal board in accordance with manufacturers technical data sheet, make good, remove spoil.	SM	72.20
427011	R	WALL:DRY LINE 45MM THERMALBOARD Wall:Strip existing walls, clean down mould and fungi, line walls with 45mm nominal plasterboard faced thermal board in accordance with manufacturers technical data sheet, make good, remove spoil.	SM	97.89
Plaster Coving				
429001	R	COVING:FIX PLASTER COVING Coving:Supply and fix new Gyproc plaster coving ne 150mm girth.	LM	9.58
429003	R	COVING:REFIX PLASTER COVING Coving:Remove, set aside and refix Gyproc plaster coving ne 150mm girth.	LM	7.99
Floor Screeds				
431301	R	SCREED:HACK UP SCREED IN PATCH Screed:Hack up any thickness of floor screed in patch and remove waste and debris.	IT	30.04
431303	R	SCREED:HACK UP SCREED Screed:Hack up any thickness of floor screed and remove waste and debris.	SM	22.53
431305	R	SCREED:REPAIR CRACK IN FLOOR Screed:Repair crack in floor screed ne 50mm wide with cement and sand including cutting out to form key and infill to match existing.	LM	7.94
431307	R	SCREED:LAY 40MM THICK IN PATCH Screed:Lay cement and sand floor screed in patch, ne 40mm thick, trowel smooth for floor finish, clean off, grout sub-base with cement slurry, apply liquid damp proof membrane and remove spoil.	IT	30.77
431309	R	SCREED:LAY 40MM THICK SCREED Screed:Lay cement and sand floor screed ne 40mm thick, trowel smooth for floor finish, clean off, grout sub-base with cement slurry, apply liquid damp proof membrane and remove waste and debris.	SM	25.77
431311	R	SCREED:OVERLAY WITH CONCRETE NE 65MM Screed:Overlay any sub-base with fine concrete (1:2:4), ne 65mm thick including clean off sub-base, tamp level to receive floor screed and remove waste and debris.	SM	28.43
431312	R	SCREED:PROVIDE POLYSTYRENE INSULATION Screed:Provide and lay ne 50mm expanded polystyrene insulation before laying screed.	SM	8.90
431315	R	SCREED:LATEX SELF LEVEL Screed:Lay latex self levelling screed.	SM	18.98

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ITEM	PRI	DESCRIPTION	UNIT	RATE
WALL AND FLOOR TILE AND SHEET FINISHES				
Wall and Floor Finishes				
Wall Tiling				
431003	R	WALL TILES:HACK OFF AND MAKE GOOD Wall Tiles:Hack off glazed wall tiling, make good bed and remove waste and debris.	SM	13.43
431005	R	WALL TILES:RENEW OR FIX INDIVIDUAL NEW GLAZED TILE Wall Tiles:Clean off walls, fix new ne 152x152x 6mm glazed ceramic wall tile in patch to splashbacks, cills with adhesive, grout, cutting, hack off tiling in patch, make good (per tile).	NO	2.07
431007	R	WALL TILES:RENEW OR FIX NEW GLAZED TILES Wall Tiles:Clean off walls, fix new ne 152x152x 6mm glazed ceramic wall tiles to splashback and cills with adhesive, grout, edge strips, cutting, hack off glazed wall tiling, make good, remove debris.	SM	60.67
431021	R	WALL TILES:REMOVE AND REFIX PER TILE Wall Tiles:Take off existing wall tile to patch and set aside, clean off and refix to walls with adhesive, make good to bed and grout including all necessary cutting (per tile).	NO	1.22
431023	R	WALL TILES:REMOVE AND REFIX Wall Tiles:Take off existing wall tiles and set aside, clean off and refix to walls with adhesive, make good to bed and grout including all necessary cutting and remove waste and debris.	SM	69.20
431025	R	WALL TILES:RAKE OUT AND REGROUT Wall Tiles:Rake out and regrout wall tiling and remove waste and debris.	SM	13.18
431041	R	WALL TILES:NEW GLAZED TILES TO KITCHEN Wall Tiles:Clean off walls, prepare to receive new tiles, fix new ne 152x152x6mm glazed coloured ceramic wall tiles to kitchen worktop, splashback cooker space, cills, grout, edge strips, make good.	SM	66.44
431043	R	WALL TILES:NEW GLAZED TILES TO BATHROOM Wall Tiles:Clean off walls, prepare to receive new tiles, fix new ne 152x152x6mm glazed coloured ceramic wall tiles to bathroom, splash-back, cills, adhesive, grout, edge strips, sealing, cutting.	SM	66.44
Floor Tiles - Quarry Tiles				
431501	R	FLOOR TILES:RENEW QUARRY TILE IN PATCH Floor Tiles:Hack off quarry tiles, clear away, supply and lay new ne 152x152x17mm quarry floor tiles in patch ne 1.00sm on cement and sand bed, grout in tiles and all necessary cutting.	IT	125.40
431503	R	FLOOR TILES:RENEW QUARRY TILES Floor Tiles:Hack off quarry tiles, clear away, supply and lay new ne 152x152x17mm quarry tiles, on and including cement and sand bed, grout in tiles, and all necessary cutting.	SM	116.08
431505	R	FLOOR TILES:NEW QUARRY TILE IN PATCH Floor Tiles:Supply and lay new ne 152x152x17mm quarry floor tiles in patch ne 1.00sm on and including cement and sand bed, grout in tiles and all necessary cutting.	IT	88.85

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ITEM	PRI	DESCRIPTION	UNIT	RATE
431507	R	FLOOR TILES:NEW QUARRY TILES Floor Tiles:Supply and lay new ne 152x152x17mm quarry floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting.	SM	90.04
431509	R	FLOOR TILES:REBED QUARRY PER TILE Floor Tiles:Take up loose quarry floor tile in patch ne 1.00sm and set aside, clean off floor and tile, refix tile and grout in (per tile).	NO	2.14
431513	R	FLOOR TILES:RENEW QUARRY PER TILE Floor Tiles:Hack up individual quarry tile, lay new ne 152x152x17mm quarry floor tile in individual tile replacement on and including cement and sand bed, grout in tile, cutting. (per tile).	NO	2.79
431511	R	FLOOR TILES:REBED QUARRY TILES Floor Tiles:Take up loose quarry floor tile and set aside, clean off floor and tiles, refix tiles and grout in and remove waste and debris.	SM	81.39
Skirtings - Quarry Tiles				
431701	R	TILE SKIRTING:RENEW INDIVIDUAL QUARRY TILE Tile Skirting:Hack off quarry tile skirting, clear away, supply and lay new ne 152mm quarry tile skirting, cement and sand backing, grout, cutting, angles and ends, lengths ne 1.00m (per tile).	NO	8.35
431703	R	TILE SKIRTING:RENEW QUARRY TILES Tile Skirting:Hack off quarry tile skirting, clear away, supply and lay new ne 152mm quarry tile skirting, on cement and sand backing, grout in tiles, and all necessary cutting, angles and ends.	LM	41.45
431705	R	TILE SKIRTING:LAY NEW INDIVIDUAL QUARRY TILE Tile Skirting:Supply and lay new ne 152mm quarry tile skirting, cement and sand backing, grout in tiles and all necessary cutting, angles and ends, lengths ne 1.00m (per tile).	NO	7.35
431707	R	TILE SKIRTING:LAY NEW QUARRY TILES Tile Skirting:Supply and lay new ne 152mm quarry tile skirting, on cement and sand backing, grout in tiles and all necessary cutting, angles and ends.	LM	36.45
431709	R	TILE SKIRTING:REBED INDIVIDUAL QUARRY TILE Tile Skirting:Take off loose quarry tile skirting and set aside, clean tile and prepare backing, rebed tile in cement and sand and grout in tile and remove waste and debris. (Per Tile).	NO	6.14
431711	R	TILE SKIRTING:REBED QUARRY TILES Tile Skirting:Take off loose quarry tile skirting and set aside, clean tile and prepare backing, rebed tile in cement and sand grout in tile and remove waste and debris.	LM	25.29
431713	R	TILE SKIRTING:REMOVE QUARRY TILES Tile Skirting:Take off existing quarry tile skirting, make good all works disturbed and remove waste and debris.	LM	3.00
Floor Tiles - Ceramic Tiles				
431901	R	FLOOR TILES:RENEW CERAMIC TILES IN PATCH Floor Tiles:Hack off ceramic tiles, clear away, supply and lay new ne 300x300x12mm ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting.	IT	84.72

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ITEM	PRI	DESCRIPTION	UNIT	RATE
431903	R	FLOOR TILES:RENEW CERAMIC TILES Floor Tiles:Hack off ceramic tiles, clear away, supply and lay new ne 300x300x12mm ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting.	SM	75.35
431905	R	FLOOR TILES:NEW CERAMIC TILES IN PATCH Floor Tiles:Supply and lay new ne 300x300x12mm ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting.	IT	47.17
431907	R	FLOOR TILES:NEW CERAMIC TILES Floor Tiles:Supply and lay new ne 300x300x12mm ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	SM	47.82
431909	R	FLOOR TILES:REBED CERAMIC TILES IN PATCH Floor Tiles:Take up loose ceramic floor tile to patch and set aside, clean off floor and tile, refix tile and grout in and remove waste and debris (per tile).	NO	1.88
431911	R	FLOOR TILES:REBED CERAMIC TILES Floor Tiles:Take up loose ceramic floor tiles and set aside, clean off floor and tiles, refix tiles and grout in.	SM	66.79
Floor Tiles - Non Slip Ceramic Tiles				
432001	R	FLOOR TILES:RENEW NON-SLIP CERAMIC TILES IN PATCH Floor Tiles:Hack off ceramic tiles, clear away, supply and lay new ne 300x300x12mm Non-slip ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting.	IT	86.17
432003	R	FLOOR TILES:RENEW NON-SLIP CERAMIC TILES Floor Tiles:Hack off ceramic tiles, clear away, supply and lay new ne 300x300x12mm Non-slip ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting.	SM	77.78
432005	R	FLOOR TILES:NEW NON-SLIP CERAMIC TILES IN PATCH Floor Tiles:Supply and lay new ne 300x300x12mm Non-slip ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	IT	48.62
432007	R	FLOOR TILES:NEW NON-SLIP CERAMIC TILES Floor Tiles:Supply and lay new ne 300x300x12mm ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	SM	50.24
432009	R	FLOOR TILES:REBED NON-SLIP CERAMIC PATCH-PER TILE Floor Tiles:Take up loose non-slip ceramic floor tile to patch and set aside, clean off floor and tile, refix tile and grout in and remove waste and debris (per tile).	NO	1.88
432011	R	FLOOR TILES:REBED NON-SLIP CERAMIC TILES Floor Tiles:Take up loose non-slip ceramic floor tiles and set aside, clean off floor and tiles, refix tiles and grout in and remove waste and debris.	SM	66.79
Skirtings - Ceramic				
432101	R	TILE SKIRTING:RENEW INDIVIDUAL CERAMIC TILE Tile Skirting:Hack off ceramic tile skirting, clear away, supply and lay new ne 152mm ceramic tile skirting, on cement and sand backing, grout cutting, angles, lengths ne 1.00m (per tile).	NO	6.46

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ITEM	PRI	DESCRIPTION	UNIT	RATE
432103	R	TILE SKIRTING:RENEW CERAMIC TILES Tile Skirting:Hack off ceramic tile skirting, clear away, supply and lay new ne 152mm ceramic tile skirting, on cement and sand backing, grout in tiles and all necessary cutting, angles, ends.	LM	32.41
432105	R	TILE SKIRTING:LAY NEW INDIVIDUAL CERAMIC TILE Tile Skirting:Supply and lay new ne 152mm ceramic tile skirting, on cement and sand backing, grout in tile and all necessary cutting angles and ends, lengths ne 1.00m (per tile).	NO	5.96
432107	R	TILE SKIRTING:LAY NEW CERAMIC TILES Tile Skirting:Supply and lay new ne 152mm ceramic tile skirting with rounded top edge on cement and sand backing, grout in tiles and all necessary cutting angles and ends and remove waste and debris.	LM	28.41
432109	R	TILE SKIRTING:REBED SINGLE CERAMIC TILE - PER TILE Tile Skirting:Take off loose ceramic tile skirting and set aside, clean tile and prepare backing, rebed tile in cement and sand, grout in tile in lengths ne 1.00m (per tile).	NO	5.12
432111	R	TILE SKIRTING:REBED CERAMIC TILES Tile Skirting:Take off loose ceramic tile skirting and set aside, clean tiles and prepare backing, rebed tiles in cement and sand grout in tiles.	LM	20.81
Floor Tiling - Re-grouting				
432201	R	FLOOR TILES:RAKE OUT AND REGROUT Floor Tiles:Rake out and regrout quarry or ceramic floor tiling and remove waste and debris.	SM	15.35
Floor Tiles - Vinyl				
432301	R	FLOOR TILES:HACK UP SINGLE VINYL TILE PER TILE Floor Tiles:Hack off vinyl floor tiles in patch, make good bed under (per tile) and remove waste and debris.	NO	1.10
432303	R	FLOOR TILES:HACK UP VINYL TILES Floor Tiles:Hack off any numbers of layers of vinyl floor tiles, including make good bed under and remove waste and debris.	SM	8.57
432305	R	FLOOR TILES:RENEW INDIVIDUAL VINYL TILE PER TILE Floor Tiles:Take up individual vinyl floor tiles, clear away, supply and lay new ne 300x300x2.00mm vinyl tiles with adhesive in patch, cutting, and clean off. (per tile).	NO	2.90
432307	R	FLOOR TILES:RENEW VINYL TILES Floor Tiles:Hack off vinyl floor tiles, supply and lay new ne 300x300x2.00mm vinyl tiles with adhesive in patch including all necessary cutting of tiles and clean off and remove waste and debris.	SM	27.49
432309	R	FLOOR TILES:RENEW VINYL TILES AND SUB-BASE Floor Tiles:Hack off vinyl floor tiles, clear away, lay new ne 300x300x2.00mm vinyl floor tiles with adhesive to and supply and lay approved sheet sub-base, all cutting, labours and clean off.	SM	47.72
432311	R	FLOOR TILES:LAY NEW INDIVIDUAL VINYL TILE PER TILE Floor Tiles:Supply and lay new ne 300x300x2.00mm vinyl floor tiles with adhesive in patch including all necessary cutting of tiles and clean off (per tile) and remove waste and debris.	NO	2.40

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ITEM	PRI	DESCRIPTION	UNIT	RATE
432313	R	FLOOR TILES:LAY NEW VINYL TILES Floor Tiles:Supply and lay new ne 300x300x2.00mm vinyl floor tiles with adhesive including all necessary cutting of tiles and clean off.	SM	22.48
432314	R	FLOOR TILES:LAY NEW VINYL TILES AND SUB-BASE Floor Tiles:Supply and lay new ne 300x300x2.00mm vinyl floor tiles with adhesive to and including approved sheet sub base including all cutting, labours and clean off and remove waste and debris.	SM	39.10
432315	R	FLOOR TILES:REFIX INDIVIDUAL VINYL TILE Floor Tiles:Take up existing loose vinyl floor tiles in patch and set aside, clean off tiles and bed and refix tiles with adhesive and clean off (per tile) and remove waste and debris.	NO	2.58
432317	R	FLOOR TILES:REFIX VINYL TILES Floor Tiles:Take up existing loose vinyl floor tiles, set aside, clean off tiles and bed and refix tiles with adhesive and clean off and remove waste and debris.	SM	23.30
Sheet Flooring				
432500	R	SHEET FLOORING:HACK UP VINYL TILES Sheet Flooring:Hack off any numbers of layers of sheet flooring, including make good bed under and remove waste and debris.	SM	6.01
432501	R	SHEET FLOORING:RENEW VINYL Sheet Flooring:Take up any covering, clear away, supply and lay minimum 2.0mm felt backed vinyl sheet flooring with adhesive to cement and sand screed, or sheet sub-base, cutting, labours, clean off.	SM	36.56
432503	R	SHEET FLOORING:RENEW VINYL AND SUB-BASE Sheet Flooring:Take up any covering, clear away, supply and lay minimum 2.0mm felt backed vinyl sheet flooring with adhesive to and including approved sheet sub-base, cutting, labours, clean off.	SM	54.29
432505	R	SHEET FLOORING:LAY NEW VINYL Sheet Flooring:Supply and lay minimum 2.0mm felt backed vinyl sheet flooring with adhesive to cement and sand screed or sheet sub-base including all necessary cutting, all labours and clean off.	SM	31.56
432507	R	SHEET FLOORING:LAY NEW VINYL AND SUB-BASE Sheet Flooring:Supply and lay minimum 2.0mm felt backed vinyl sheet flooring with adhesive to and including approved sheet sub-base including all necessary cutting, all labours and clean off.	SM	49.29
432509	R	SHEET FLOORING:REFIX FLOORING Sheet Flooring:Take up any type of existing loose sheet flooring, clean off flooring and bed under and refix flooring with adhesive and clean off, and remove waste and debris.	SM	11.31
Proprietary Safety Flooring				
432601	R	SHEET FLOORING:RENEW POLYSAFE Sheet Flooring:Take up any covering, clear away, supply and lay Polysafe safety flooring with adhesive to cement and sand screed or sub-base, cutting, all labours, upstands and clean off.	SM	35.67

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ITEM	PRI	DESCRIPTION	UNIT	RATE
432603	R	SHEET FLOORING:RENEW POLYSAFE AND SUB-BASE Sheet Flooring:Take up any covering, clear away, supply and lay Polysafe safety flooring with adhesive to and including approved sheet sub-base, cutting, all labours, upstands and clean off.	SM	53.40
432605	R	SHEET FLOORING:LAY NEW POLYSAFE Sheet Flooring:Supply and lay Polysafe safety flooring with adhesive to cement and sand screed or sub-base including all necessary cutting, all labours, upstands and clean off.	SM	30.66
432607	R	SHEET FLOORING:LAY NEW PROPRIETARY AND SUB-BASE Sheet Flooring:Supply and lay Polysafe safety flooring with adhesive to and including supply and lay approved sheet sub-base, including all necessary cutting, all labours, upstands and clean off.	SM	48.39
432609	R	SHEET FLOORING:RENEW PROPRIETARY TO STAIRCASE Sheet Flooring:Take up any covering, clear away, supply and lay Polysafe safety flooring with adhesive to treads, risers and landings of staircase, all cutting, labours, upstands and clean off.	SM	46.89
432611	R	SHEET FLOORING:LAY NEW PROPRIETARY TO STAIRCASE Sheet Flooring:Supply and lay Polysafe safety flooring with adhesive to treads, risers and landings of staircase including all necessary cutting, all labours, upstands and clean off.	SM	39.38
432617	R	SHEET FLOORING:REFIX PROPRIETARY Sheet Flooring:Take up any type of existing loose 'Polysafe' or other non-slip sheet flooring, clean off flooring/bed under, refix flooring with adhesive, all cutting, labours, upstands and clean off.	SM	11.99
Proprietary Non Slip Flooring				
432604	R	SHEET FLOORING:RENEW NON-SLIP AND SUB-BASE Sheet Flooring:Take up any covering, clear away, lay any type of approved non-slip vinyl sheet safety flooring with adhesive to and including approved sheet sub-base, cutting, all labours, clean off.	SM	47.28
432608	R	SHEET FLOORING:LAY NEW NON-SLIP AND SUB-BASE Sheet Flooring:Supply and lay specified non-slip vinyl sheet safety flooring with adhesive to and supply and lay approved sheet sub-base, cutting, all labours, upstands and clean off, sealant.	SM	43.78
432613	R	SHEET FLOORING:LAY NEW NON-SLIP Sheet Flooring:Supply and lay any type of approved non-slip vinyl sheet safety flooring with adhesive to cement and sand screed including all necessary cutting, all labours, upstands and clean off.	SM	31.87
432615	R	SHEET FLOORING:LAY NEW NON-SLIP TO STAIRCASE Sheet Flooring:Supply and lay specified non-slip vinyl sheet safety flooring with adhesive to treads, risers and landings of staircase, all necessary cutting, all labours, upstands and clean off.	SM	39.38
Skirtings - Plastic, Vinyl, Lino or Rubber				
432701	R	SKIRTING:RENEW VINYL ETC NE 1.0LM Skirting:Renew or fix new plastic vinyl lino or rubber skirting including remove existing as necessary, fix new with adhesive including all cutting and labours in lengths ne 1.00m.	IT	10.22

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ITEM	PRI	DESCRIPTION	UNIT	RATE
432703	R	SKIRTING:RENEW VINYL ETC OVER 1.0M Skirting:Renew or fix new plastic, vinyl, lino or rubber skirting including remove existing as necessary, fix new with adhesive including all cutting and labours and remove waste and debris.	LM	12.96
432705	R	SKIRTING:REFIX VINYL ETC NE 1.0LM Skirting:Refix loose plastic, vinyl, lino or rubber skirting including remove existing as necessary, refix with adhesive including all labours in lengths ne 1.00m and remove waste and debris.	IT	8.16
432707	R	SKIRTING:REFIX VINYL ETC OVER 1.0M Skirting:Refix loose plastic, vinyl, lino or rubber skirting including remove existing as necessary, refix with adhesive including all labours and remove waste and debris.	LM	10.21
Contract Grade Carpeting				
432801	R	CARPET:RENEW TO COMMUNAL AREAS Carpet:Renew tight woven heavy contract grade carpet to communal areas, remove existing to tip, prepare sub-base, gripper or proprietary adhesive tape, cut and fit as necessary, door strips etc.	SM	16.00
432803	R	CARPET:RENEW TO COMMUNAL AREAS UNDERLAY Carpet:Renew tight woven heavy contract grade carpet to communal areas, remove existing to tip, prepare sub-base, lay underlay, gripper or tape, cut and fit as necessary, door strips etc.	SM	20.00
432805	R	CARPET:RENEW TO DOMESTIC AREAS Carpet:Renew tight woven medium contract grade carpet to domestic areas, remove existing to tip, prepare sub-base, lay underlay, gripper or tape, cut and fit as necessary, door strips etc.	SM	18.00
Nosings				
432901	R	NOSING:RENEW ALLOY NOSING TO STEP Nosing:Renew any size or type of proprietary alloy nosing to step including drilling and plugging as necessary and remove waste and debris.	NO	38.17
432903	R	NOSING:SUPPLY AND FIX NOSING TO STEP Nosing:Supply and fix any size or type of proprietary alloy nosing to step including all necessary drilling and plugging and remove waste and debris.	NO	33.16
432905	R	NOSING:REFIX TO STEP Nosing:Take off and refix any size or type of nosing to step including drilling and plugging as necessary.	NO	15.50
432907	R	NOSING:RENEW PVCU NOSING TO STEP Nosing:Renew any size or type of proprietary PVCu nosing to step including drilling and plugging as necessary and remove waste and debris.	NO	24.72
Silicone Sealant to Flooring				
433001	R	SEALANT TO PERIMETER:RENEW TO FLOORING Sealant to Perimeter:Rake out existing and renew clear silicone sealant to perimert of existing vinyl tile or sheet flooring or upstands.	LM	2.73

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
PAINTING AND DECORATING				
Preparation - External and Internal				
Works Prior to Painting				
435021	R	GUTTER:CLEAN OUT PRIOR TO DECORATION Gutter:Clean out eaves gutter prior to redecoration including flush out and test and remove waste and debris.	LM	3.99
Preparation - General Surfaces				
435101	R	SURFACE:STRIP BACK SURFACES OVER 300MM Surface:Apply paint remover, strip off paint to surfaces or using cyclone stripper, or burn off, or scrape off, wire brush, prepare surfaces over 300mm girth for redecoration.	SM	14.16
435103	R	SURFACE:STRIP BACK SURFACES NE 300MM Surface:Apply paint remover, strip off paint to surfaces or using cyclone stripper, or burn off, or scrape off, wire brush, prepare surfaces ne 300mm girth for redecoration.	LM	4.75
435113	R	SURFACE:STRIP BACK WINDOWS Surfaces:Apply paint remover, strip off paint to general surfaces of windows or using cyclone stripper, or burn off, or scrape off, wire brush, prepare to decorate.	SM	24.60
435119	R	SEALER:APPLY ONE COAT TO WALLS AND CEILINGS Sealer:Prepare and apply one coat of sealer stabilizer to walls or ceilings in accordance with manufacturers technical data sheet.	SM	5.88
435121	R	STAIN BLOCK:APPLY ONE COAT Stain Block:Apply one coat of stain block to plastered ceiling strictly in accordance with the manufacturers technical data sheet.	SM	7.99
Preparation - External Walls				
435301	R	WALLS:BRUSH AND WASH DOWN Walls:Brush or scrape and wire brush and wash down painted surfaces of walls to remove grime or soot or to remove flaking paint from walls.	SM	2.75
External Decoration				
Masonry (Smooth or Textured) Paint - Ext Walls				
436051	R	SOFFIT:WASH APPLY 2 COATS SMOOTH MASONRY PAINT Soffit:Wash down, fill in cracks and holes, sand smooth and apply two coats of smooth or textured masonry paint to rendered or concrete canopies or soffits.	SM	15.35
436053	R	SOFFIT:WASH APPLY SEALER 2 COATS MASONRY PAINT Soffit:Wash down, fill in cracks and holes, sand smooth and apply one coat of sealer and two coats of smooth or textured masonry paint to rendered or concrete soffits.	SM	17.53
436061	R	WALLS:WASH APPLY 2 COATS MASONRY PAINT Walls:Wash down, fill in cracks and holes, sand smooth and apply two coats of smooth or textured masonry paint to rendered or concrete surfaces of walls.	SM	10.01

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ITEM	PRI	DESCRIPTION	UNIT	RATE
436063	R	WALLS:WASH APPLY SEALER 2 COATS MASONRY PAINT Walls:Wash down, fill in cracks and holes, sand smooth and apply one coat of sealer, two coats of smooth or textured masonry paint to rendered or concrete surfaces of walls.	SM	11.60
436071	R	WALLS:APPLY 2 COATS MASONRY PAINT Walls:Prepare and apply two coats smooth or textured masonry paint to external rendered surfaces of walls.	SM	10.01
436072	R	WALLS:APPLY 2 COATS MASONRY PAINT - BRICK Walls:Prepare and apply two coats smooth or textured masonry paint to brickwork or concrete surfaces of walls.	SM	11.02
436073	R	WALLS:WASH APPLY 2 COATS MASONRY PAINT - RENDER Walls:Wash down, fill in cracks and holes, sand smooth and apply two coats of smooth or textured masonry paint to rendered or concrete surfaces of walls.	SM	12.02
436074	R	WALLS:WASH APPLY 2 COATS MASONRY PAINT - BRICK Walls:Wash down, fill in cracks and holes, sand down and apply two coats of smooth or textured masonry paint to brickwork surfaces of walls.	SM	13.02
436081	R	WALLS:APPLY SEALER 2 COATS MASONRY - RENDER Walls:Prepare and apply one coat of stabilising solution and two coats smooth or textured masonry paint to external rendered surfaces of walls.	SM	11.60
436082	R	WALLS:APPLY SEALER 2 COATS MASONRY - BRICK Walls:Prepare and apply one coat of stabilising solution and two coats smooth or textured masonry paint to brickwork or concrete surfaces of walls.	SM	12.60
436083	R	WALLS:WASH APPLY SEALER 2 COATS MASONRY - RENDER Walls:Wash down, fill in cracks and holes, sand down and apply one coat of stabilising solution and two coats of smooth or textured masonry paint to rendered or concrete walls.	SM	14.10
436084	R	WALLS:WASH APPLY SEALER 2 COATS MASONRY - BRICK Walls:Wash down, fill in cracks and holes, sand down and apply one coat of stabilising solution and two coats of smooth or textured masonry paint to brickwork surfaces of walls.	SM	15.10
Masonry Waterproofer - External Walls - Two Coats				
436102	R	WALLS:APPLY 2 COATS EXTERNAL MASONRY W/PROOFER Walls:Brush down and prepare for and apply two coats of external masonry waterproofer to general surfaces of walls.	SM	10.68
436104	R	WALLS:SEALER - 2 COATS EXTERNAL MASONRY W/PROOFER Walls:Brush down and prepare for and apply one coat of sealer and two coats of external masonry waterproofer to general surfaces of walls.	SM	15.76
Water Proofing - External Walls - One Coat				
436152	R	WALLS:BRUSH APPLY WATERPROOFING RENDER Walls:Brush, wash down and apply one coat of bitumen based waterproofing to rendered surfaces of walls.	SM	8.32
436154	R	WALLS:BRUSH APPLY WATERPROOFING BRICK Walls:Brush, wash down and apply one coat of bitumen based waterproofing to surfaces of brick or stone walls.	SM	9.33

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Oil Paint - Metalwork				
436201	R	GARAGE DOOR:PREPARE PRIME PAINT 2 GLOSS Garage Door:Rub down, prepare, apply coat of primer, one undercoat, two coats of gloss paint on external surfaces of up and over metal garage door (one side and edges).	IT	101.57
436203	R	DOOR FRAME:PREPARE PAINT 2 GLOSS NE 300MM Door Frame :Rub down, prepare, apply coat of primer, one undercoat, two coats of gloss paint on external surfaces of metal frames ne 300mm girth.	LM	7.29
436205	R	DOOR:PREPARE PRIME PAINT 2 GLOSS METAL DOOR Door:Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint on any size single metal door (both sides and edges).	IT	69.56
436207	R	DOOR:PREPARE PRIME PAINT 2 GLOSS METAL GLAZED Door:Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint on any size single glazed metal door (both sides and edges).	IT	83.28
436209	R	WINDOW:PREPARE PRIME PAINT 2 GLOSS METAL Window:Rub down, prepare for and apply a coat of primer, one undercoat, and two coats of gloss paint on surface of metal window (one side and edges).	SM	28.32
436215	R	GATES:PREPARE PRIME PAINT GATE AND POSTS Gates:Wire brush, prepare for and apply one coat primer, one undercoat, two coats of gloss paint to both sides of any size type single metal gate including all edges and all surfaces of posts.	IT	30.20
436217	R	BALUSTRADING:PREPARE PRIME PAINT SURFACES Balustrading:Wire brush, prepare for and apply one coat of primer, one undercoat, two coats of gloss paint on ornamental metal balustrading, railings or gates (measured both sides).	SM	28.10
436219	R	STAIRCASE:PREPARE PRIME PAINT METAL STAIRS Staircase:Wire brush, prepare for and apply one coat of primer, one undercoat, two coats of gloss paint on metal staircase, strings, handrail balustrading (measured both sides).	SM	26.79
436221	R	GUTTER:PREPARE PRIME PAINT EAVES GUTTER Gutter:Wire brush, prepare and apply coat of primer, one undercoat and two coats of gloss paint to outside of eaves gutter including brackets.	LM	5.38
436223	R	PIPEWORK:PREPARE PRIME PAINT NE 300MM Pipework:Wire brush, prepare for and apply coat of primer, one undercoat and two coats of gloss paint to external pipework ne 300mm girth including brackets.	LM	3.07
Extended Life Paint - Metalwork				
436601	R	GARAGE DOOR:PREPARE PRIME EXTENDED LIFE PAINT Garage Door:Rub down, prepare, apply coat of primer, two coats of 8 years all weather protection metal gloss finish paint on external surfaces of up and over metal garage door (one side and edges).	IT	95.04

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ITEM	PRI	DESCRIPTION	UNIT	RATE
436603	R	DOOR FRAME:PREP PRIME EXTENDED LIFE PAINT NE 300MM Door Frame:Rub down, prepare, apply coat of primer, two coats of 8 years all weather protection metal gloss finish paint on external surfaces of metal frames ne 300mm girth.	LM	7.43
436605	R	DOOR:PREPARE PRIME EXTENDED LIFE PAINT METAL Door:Rub down, prepare for and apply one coat of primer, two coats of 8 years all weather protection metal gloss finish paint on any size single metal door (both sides and edges).	IT	94.36
436607	R	DOOR:PREP PRIME EXTENDED LIFE PAINT METAL GLAZED Door:Rub down, prepare for and apply one coat of primer, two coats of 8 years all weather protection metal gloss finish paint on any size single glazed metal door (both sides and edges).	IT	88.48
436609	R	WINDOW:PREPARE EXTENDED LIFE PAINT METAL Window:Rub down, prepare for and apply a coat of primer, two coats of 8 years all weather protection metal gloss finish paint on surface of metal window (one side and edges).	SM	26.29
436615	R	GATES:PREP PRIME EXTENDED LIFE PAINT GATE + POSTS Gates:Wire brush, prepare for, and apply one coat primer, two coats of metalshield paint to both sides of any size type single metal gate including all edges and all surfaces of posts.	IT	27.32
436617	R	RAILINGS-ORNAMENTAL:PRIME EXTENDED LIFE PAINT Railings:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on ornamental metal balustrading, railings or gates (measured both sides).	SM	25.57
436619	R	STAIRCASE:PREPARE PRIME EXTENDED LIFE PAINT METAL Staircase:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on metal staircase, strings, handrail balustrading (measured both sides).	SM	24.59
436621	R	GUTTER:PREPARE PRIME EXTENDED LIFE PAINT EAVES Gutter:Wire brush, prepare and apply coat of primer, two coats of 8 years all weather protection metal gloss finish paint to outside of eaves gutter including brackets.	LM	5.33
436623	R	PIPEWORK:PREPARE PRIME EXTENDED LIFE PAINT NE300MM Pipework:Wire brush, prepare for and apply coat of primer, two coats of 8 years all weather protection metal gloss finish paint to external pipework ne 300mm girth including brackets.	LM	3.42
436625	R	RAILINGS-HAIRPIN:PRIME EXTENDED LIFE PAINT Railings, Fencing and Gates - Hairpin:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on hairpin metal balustrading, railings or gates (measured both sides).	SM	13.56
436627	R	RAILINGS-PLAIN OPEN:PRIME EXTENDED LIFE PAINT Railings, Fencing and Gates - Plain Open:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on plain open metal balustrading, railings or gates (measured both sides).	SM	12.06
436629	R	RAILINGS-CLOSE TYPE:PRIME EXTENDED LIFE PAINT Railings, Fencing and Gates - Close Type:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on close type metal balustrading, railings or gates (measured both sides).	SM	9.55

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Extended Life Paint - Existing Metalwork - 2 Coat				
436701	R	GARAGE DOOR:PREPARE 2 COATS EXTENDED LIFE PAINT Door:Rub down, prepare, spot prime and apply two coats of metalshield paint on existing painted external surfaces of up and over metal garage door (one side and edges).	IT	65.85
436703	R	DOOR FRAMES:PREP 2 CTS EXTENDED LIFE PAINT NE300MM Door Frames:Rub down, prepare, spot prime and apply two coats of 8 years all weather protection metal gloss finish paint on existing painted external surfaces of metal frames ne 300mm girth.	LM	6.17
436705	R	DOOR:PREPARE 2 COATS EXTENDED LIFE PAINT METAL Door:Rub down, prepare, spot prime and apply two coats of extended life paint on existing painted external surfaces of any size single metal door (both sides and edges).	IT	59.81
436707	R	DOOR:PREP 2 COATS EXTENDED LIFE PAINT METAL GLAZED Door:Rub down, prepare, spot prime and apply two coats of extended life paint on existing painted external surfaces of any size single glazed metal door (both sides and edges).	IT	38.58
436709	R	WINDOW:PREPARE 2 COATS EXTENDED LIFE PAINT METAL Window:Rub down, prepare, spot prime and apply two coats of metalshield paint on existing painted external surface of metal window ne 1.5sm overall (one side and edges).	IT	20.57
436715	R	GATES:PREP 2 COATS EXTENDED LIFE PAINT GATE+POSTS Gates:Wire brush, prepare, spot prime and apply two coats of metalshield paint to both sides of existing painted any size/type single metal gate including all edges and all surfaces of posts.	IT	34.19
436717	R	RAILINGS-ORNAMENTAL:2 COATS EXTENDED LIFE PAINT Railings:Wire brush, prepare, spot prime and apply two coats of metalshield paint on existing painted surfaces of ornamental metal balustrading, railings or gates (measured both sides).	SM	22.22
436719	R	STAIRCASE:PREPARE 2 CTS EXTENDED LIFE PAINT METAL Staircase:Wire brush, prepare, spot prime and apply two coats of metalshield paint on existing painted surfaces of metal staircase, strings, handrail balustrading (measured both sides).	SM	22.32
436721	R	GUTTER:PREPARE 2 COATS EXTENDED LIFE PAINT EAVES Gutter:Wire brush, prepare, spot prime and apply two coats of 8 years all weather protection metal gloss finish paint to existing painted surfaces outside of eaves gutter including brackets.	LM	5.97
436723	R	PIPEWORK:PREP 2 COATS EXTENDED LIFE PAINT NE300MM Pipework:Wire brush, prepare, spot prime and apply two coats of metalshield paint to existing painted surfaces of external pipework ne 300mm girth including brackets.	LM	4.17
436725	R	RAILINGS-HAIRPIN:2 COATS EXTENDED LIFE PAINT Railings, Fencing and Gates - Hairpin:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on hairpin metal balustrading, railings or gates (measured both sides).	SM	12.71

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ITEM	PRI	DESCRIPTION	UNIT	RATE
436727	R	RAILINGS-PLAIN OPEN:2 COATS EXTENDED LIFE PAINT Railings, Fencing and Gates - Plain Open:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on plain open metal balustrading, railings or gates (measured both sides).	SM	11.21
436729	R	RAILINGS-CLOSE TYPE:2 COATS EXTENDED LIFE PAINT Railings, Fencing and Gates - Close Type:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on close type metal balustrading, railings or gates (measured both sides).	SM	8.71
Oil Paint - Woodwork				
438001	R	SURFACES:PRIME PAINT GENERAL SURFACES TIMBER Surfaces:Rub down, prepare and apply one coat of primer, one undercoat and two coats of gloss paint on general surfaces of woodwork.	SM	24.74
438002	R	FASCIAS,SOFFITS ETC:PRIME PAINT TIMBER NE 300MM Fascias, Soffits, Bargeboards etc.:Rub down, prepare for and apply one coat primer, one undercoat, two coats of gloss paint on surfaces of fascias, soffits, bargeboards and the like ne 300mm girth.	LM	9.86
438003	R	WINDOW:PREPARE PRIME PAINT TIMBER Window:Rub down, prepare and apply one coat of primer, one undercoat and two coats of gloss paint on surfaces of wooden windows (one side and edges).	SM	39.70
438009	R	FRAME:PREPARE PRIME PAINT TIMBER NE 300MM Frame:Rub down, prepare and apply one coat of primer, one undercoat and two coats of gloss paint on timber frame ne 300mm girth.	LM	8.60
438011	R	DOOR:PREPARE PRIME PAINT TIMBER GLAZED DOOR (O/S) Door:Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint to all surfaces of any size or type of single glazed timber door (one sides and edges).	IT	31.38
438013	R	DOOR:PREPARE PRIME PAINT TIMBER GLAZED DOOR (B/S) Door:Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint to all surfaces of any size or type of single glazed timber door (both sides and edges).	IT	62.77
438015	R	DOOR:PREPARE PRIME PAINT TIMBER DOOR (O/S) Door:Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint to all surfaces of any type or size of single timber door (one sides and edges).	IT	38.76
438017	R	DOOR:PREPARE PRIME PAINT TIMBER DOOR (B/S) Door:Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint to all surfaces of any type or size of single timber door (both sides and edges).	IT	77.47
438019	R	FENCING:PREPARE PRIME PAINT TIMBER FENCE NE 300MM Fencing:Rub down, prepare for and apply one coat primer, one undercoat, two coats of gloss paint on surfaces of fencing and posts ne 300mm girth.	LM	8.78
438020	R	FENCING ISOLATED:PREPARE PRIME PAINT NE 300MM Fencing:Rub down, prepare for and apply one coat primer, one undercoat, two coats of gloss paint on isolated surfaces of fencing and posts ne 300mm girth.	LM	8.78

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ITEM	PRI	DESCRIPTION	UNIT	RATE
438053	R	FENCING OPEN TYPE:PREPARE PRIME PAINT TIMBER Fencing:Rub down, prepare for and apply one coat primer, one undercoat, two coats of gloss paint on isolated surfaces of open type fencing and posts (measured overall face one side).	SM	20.88
438055	R	FENCING CLOSE TYPE:PREPARE PRIME PAINT TIMBER Fencing:Rub down, prepare for and apply one coat primer, one undercoat, two coats of gloss paint on isolated surfaces of close type fencing and posts (measured overall face one side).	SM	20.05
438021	R	GATES:PREPARE PRIME PAINT TIMBER GATES POSTS Gates:Rub down, prepare for and apply one coat primer, one undercoat, two coats of gloss paint on surfaces of gates and posts (measured both sides).	SM	23.38
Oil Paint - Existing I Woodwork - Two Coat				
438162	R	FASCIAS,SOFFITS ETC:PAINT 1 GLOSS TIMBER NE 300MM Fascias, Soffits, Bargeboards etc.:Rub down, prepare for and apply one undercoat, two coats of gloss paint on existing painted surfaces of fascias, soffits, bargeboards and the like ne 300mm girth.	LM	7.71
438169	R	FENCING ISOLATED:PREPARE 1 GLOSS NE 300MM Fencing:Rub down, prepare for and apply one undercoat, one coat of gloss paint on existing painted surfaces of ranch fencing and posts ne 300mm girth.	LM	5.54
438171	R	GATES:PREPARE 1 GLOSS TIMBER GATES POSTS Gates:Rub down, prepare for and apply one undercoat, one coat of gloss paint on existing painted surfaces of gates and posts (measured both sides).	SM	11.67
438173	R	FENCING OPEN TYPE:PREPARE 1 GLOSS TIMBER Fencing:Rub down, prepare for and apply one undercoat, one coat of gloss paint on isolated surfaces of open type fencing and posts (measured overall face one side).	SM	10.17
438175	R	FENCING CLOSE TYPE:PREPARE 1 GLOSS TIMBER Fencing:Rub down, prepare, spot prime and apply one undercoat, one coat of gloss paint on isolated surfaces of close type fencing and posts (measured overall face one side).	SM	9.81
Oil Paint - Existing I Woodwork - Three Coat				
438112	R	FASCIAS,SOFFITS ETC:PAINT 2 GLOSS TIMBER NE 300MM Fascias, Soffits, Bargeboards etc.:Rub down, prepare for and apply one undercoat, two coats of gloss paint on existing painted surfaces of fascias, soffits, bargeboards and the like ne 300mm girth.	LM	10.39
438119	R	FENCING ISOLATED:PREPARE 2 GLOSS NE 300MM Fencing:Rub down, prepare for and apply one undercoat, two coats of gloss paint on existing painted surfaces of ranch fencing and posts ne 300mm girth.	LM	8.33
438121	R	GATES:PREPARE 2 GLOSS TIMBER GATES POSTS Gates:Rub down, prepare for and apply one undercoat, two coats of gloss paint on existing painted surfaces of gates and posts (measured both sides).	SM	17.75

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ITEM	PRI	DESCRIPTION	UNIT	RATE
438123	R	FENCING OPEN TYPE:PREPARE 2 GLOSS TIMBER Fencing:Rub down, prepare for and apply one undercoat, two coats of gloss paint on isolated surfaces of open type fencing and posts (measured overall face one side).	SM	15.25
438125	R	FENCING CLOSE TYPE:PREPARE 2 GLOSS TIMBER Fencing:Rub down, prepare, spot prime and apply one undercoat, two coats of gloss paint on isolated surfaces of close type fencing and posts (measured overall face one side).	SM	14.69
438126	R	BALUSTRADING OPEN TYPE:PREPARE 2 GLOSS TIMBER Balustrading:Rub down, prepare for and apply one undercoat, two coats of gloss paint on isolated surfaces of open type balustrading and posts (measured overall face one side).	SM	20.25
438128	R	BALUSTRADING CLOSE TYPE:PREPARE 2 GLOSS TIMBER Balustrading:Rub down, prepare for and apply one undercoat, two coats of gloss paint on isolated surfaces of close type balustrading and posts (measured overall face one side).	SM	18.61
Decorative Wood Protection - Woodwork				
438201	R	SURFACES:PREPARE PRIME 3 COATS DECORATIVE STAIN Surfaces:Rub down, prepare for and apply touch up primer and apply three coats of decorative wood stain on external general surfaces of woodwork.	SM	18.97
438202	R	FASCIAS,SOFFITS ETC:3 COATS DEC STAIN NE 300MM Fascias, Soffits, Bargeboards etc.: Rub down, prepare for and apply touch up primer and apply three coats of decorative wood stain on surfaces of fascias, soffits, bargeboards etc. ne 300mm girth.	LM	9.90
438203	R	WINDOW:PREPARE PRIME 3 COATS DECORATIVE STAIN Window:Rub down, prepare for and apply touch up primer and apply three coats of decorative wood stain on surfaces of timber window (one side and edges).	SM	25.28
438209	R	FRAME:PREPARE 3 COATS DECORATIVE FRAME NE 300MM Frame:Rub down, prepare for, and apply touch up primer and three coats of decorative wood stain to external surfaces timber sub-frame, ne 300mm girth.	LM	8.16
438211	R	DOOR:PREPARE 3 COATS DECORATIVE STAIN (O/S) Door:Rub down, prepare for and apply touch up primer and apply three coats decorative wood stain on external surfaces of any size type of single door (one side and edges).	IT	30.78
438213	R	DOOR:PREPARE 3 COATS DECORATIVE STAIN (B/S) Door:Rub down, prepare for and apply touch up primer and apply three coats decorative wood stain on external surfaces of any size type of single door (both sides and edges).	IT	54.41
438215	R	DOOR:PREPARE 3 COAT DECORATIVE STAIN GLAZED (O/S) Door:Rub down, prepare for and apply touch up primer and apply three coats of decorative wood stain on any size type single glazed timber door (one side and edges).	IT	22.54

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ITEM	PRI	DESCRIPTION	UNIT	RATE
438217	R	DOOR:PREPARE 3 COAT DECORATIVE STAIN GLAZED (B/S) Door:Rub down, prepare for and apply touch up primer and three coats of decorative wood stain on any size type single glazed timber door (both sides and edges).	IT	40.09
438219	R	FENCING:PREPARE 3 COATS DECORATIVE STAIN NE 300MM Fencing:Rub down, prepare for and apply touch up primer and three coats of decorative wood stain on surfaces of ranch fencing and posts ne 300mm girth.	LM	9.16
438221	R	GATES:PREPARE 3 COATS DECORATIVE STAIN GATES POSTS Gates:Rub down, prepare and apply three coats of decorative wood stain to both sides of any size type single timber gate including all edges and on general surfaces of posts.	IT	23.27
Opaque Fencing Timber Preservative - Ext Woodwork				
439201	R	SURFACES:APPLY 1 COAT OPAQUE PRESERVATIVE Surfaces:Rub down, prepare for and apply one coat of opaque fencing timber preservative on external general surfaces of timber cladding etc.	SM	4.89
439203	R	FENCING OPEN TYPE:APPLY 1 COAT OPAQUE PRESERVATIVE Fencing:Rub down, prepare for and apply one coat of opaque fencing timber preservative on surfaces of timber open type fencing and posts. (measured overall one side).	SM	3.83
439205	R	FENCING CLOSE TYPE:APPLY 1 CT OPAQUE PRESERVATIVE Fencing:Rub down, prepare for and apply one coat of opaque fencing timber preservative on surfaces of timber close type fencing and posts. (measured overall one side).	SM	4.00
439207	R	GATES:APPLY 1 COAT OPAQUE PRESERVATIVE Gates:Rub down, prepare for and apply one coat of opaque fencing timber preservative on surfaces of timber gates and posts (measured both sides).	SM	4.33
439211	R	SURFACES:APPLY 2 COAT OPAQUE PRESERVATIVE Surfaces:Rub down, prepare for and apply two coats of opaque fencing timber preservative on external general surfaces of timber cladding etc.	SM	6.59
439213	R	FENCING OPEN TYPE:APPLY 2 COAT OPAQUE PRESERVATIVE Fencing:Rub down, prepare for and apply two coats of opaque fencing timber preservative on surfaces of timber open type fencing and posts (measured overall one side).	SM	5.66
439215	R	FENCING CLOSE TYPE:APPLY 2 CTS OPAQUE PRESERVATIVE Fencing:Rub down, prepare for and apply two coats of opaque fencing timber preservative on surfaces of timber close type fencing and posts (measured overall one side).	SM	5.98
439217	R	GATES:APPLY 2 COAT OPAQUE PRESERVATIVE Gates:Rub down, prepare for and apply two coats of opaque fencing timber preservative on surfaces of timber gates and posts (measured both sides).	SM	6.66

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Internal Decoration				
Wash Down				
441001	X	WASH:WASH SURFACES TO ANY ROOM Wash:Wash down ceiling, walls, woodwork and metalwork to any size room.	IT	24.64
441003	X	WASH:WASH SURFACES OF HALL LANDING STAIR Wash:Wash down ceiling, walls, woodwork and metalwork to any size hall, landing and staircase area (classified as a single area).	IT	46.87
Preparation for Decoration by Customers				
441101	X	ROOM:PREPARATION FOR DECORATION BY OTHERS Room:Preparation for decoration by Customers (Via Decoration Allowances), fill in holes not arising from removal of previous tenants contents, make good around pipes etc., remove plaster splashes etc.	IT	21.06
Strip Polystyrene Ceiling Tiles				
441501	X	CEILINGS:STRIP POLYSTYRENE TILES Ceilings:Strip polystyrene ceiling tiles and make good surfaces of ceiling and walls and remove waste and debris.	SM	20.75
Patch Repairs				
442001	X	WALLS AND CEILINGS:APPLY MIST 2 COATS EMULSION Walls and Ceilings:Prepare and apply one mist coat and two full coats of emulsion paint to walls or ceilings in patch repairs to match existing including all joints to adjacent surfaces and finishes.	SM	12.29
442003	X	WALLS AND CEILINGS:APPLY 2 COATS EGGSHELL GLOSS Walls and Ceilings:Prepare and apply two coats of eggshell or undercoat and gloss paint to walls or ceilings in patch repairs to match existing including all joints to adjacent surfaces and finishes.	SM	10.85
442009	X	WALLS AND CEILINGS:HANG LINING,WOODCHIP IN REPAIR Walls and Ceilings:Prepare, size and hang lining, woodchip or anaglypta paper, to walls or ceilings in patch repairs to match existing, apply two coats of emulsion paint.	SM	17.21
442011	X	WALLS:HANG WALLPAPER IN REPAIR Walls:Prepare, size and hang approved wallpaper, to walls in patch repairs to match existing including all joints to adjacent finishes and surfaces.	SM	11.27
Paintwork to Ceiling, Walls, Woodwork				
450001	X	ROOM:REDECORATE UPTO 20SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all painted surfaces of any room ne 20.00sm ceiling area.	IT	258.24
450019	X	ROOM:REDECORATE 20-25SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of room over 20.00 and ne 25.00sm ceiling area.	IT	328.14

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ITEM	PRI	DESCRIPTION	UNIT	RATE
450023	X	ROOM:REDECORATE 25-30SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of room over 15.00 and ne 20.00sm ceiling area.	IT	396.74
450027	X	ROOM:REDECORATE OVER 30SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of room over 30.00sm ceiling area.	IT	465.13
450009	X	HALL STAIRS:REDECORATE 2 STOREY Hall Stairs:Rub down, prepare, apply two coats emulsion to ceilings, walls, one undercoat and gloss on painted surfaces of 2 storey hall, landing and staircase area (single area).	IT	651.84
450010	X	HALL STAIRS:REDECORATE 3 STOREY Hall Stairs:Rub down, prepare, apply two coats emulsion to ceilings and walls, one undercoat and gloss on all other surfaces of staircase area complete (3 storey) (classified as a single area).	IT	947.39
450011	X	HALL:REDECORATE COMPLETE OVER 3SM CEILING AREA Hall:Rub down, prepare, apply two coats of emulsion to ceilings, walls, one undercoat and gloss on painted surfaces of corridor, lobby, hall over 3.00sm ceiling area (single area).	IT	234.06
450017	X	LOBBY:REDECORATE COMPLETE NE 3SM CEILING AREA Lobby:Rub down, prepare, apply two coats of emulsion to ceilings, walls, one undercoat and gloss on painted surfaces of lobby or hall ne 3.00sm ceiling area (class as single area).	IT	128.64
450031	X	CORRIDOR/COMMUNAL AREA:REDECORATE Corridor/Communal Area:Rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on other previously painted surfaces of corridors etc (msd per sm of ceiling area).	SM	18.23
450033	X	WALK IN CUPBOARD:REDECORATE NE 2SM CEILING AREA Walk In Cupboard:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces ne 2.00sm ceiling area complete.	IT	100.81
Paintwork to Ceiling, Walls, Washdown Woodwork				
450507	X	ROOM:WASH REDECORATE UPTO 20SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, wash down only to all other previously painted surfaces of room upto 20.00sm ceiling area.	IT	167.80
450519	X	ROOM:WASH REDECORATE 20-25SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, wash down only to all other previously painted surfaces of room over 20.00 and ne 25.00sm ceiling area.	IT	219.95
450523	X	ROOM:WASH REDECORATE 25-30SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, wash down only to all other previously painted surfaces of room over 25.00 and ne 30.00sm ceiling area.	IT	271.89

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ITEM	PRI	DESCRIPTION	UNIT	RATE
450527	X	ROOM:WASH REDECORATE OVER 30SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, wash down only to all other previously painted surfaces of room over 30.00sm ceiling area.	IT	323.59
450509	X	HALL STAIRS:WASH REDECORATE 2 STOREY Hall Stairs:Rub down, prepare, apply two coats of emulsion to ceilings, walls, washdown only to all other painted surfaces of 2 storey hall, landing and staircase area (classed as a single area).	IT	325.37
450510	X	HALL STAIRS:WASH REDECORATE 3 STOREY Hall Stairs:Rub down, prepare, apply two coats of emulsion to ceilings, walls, washdown only to all other painted surfaces of 3 storey hall, landing and staircase area (classed as a single area).	IT	474.69
450511	X	HALL:WASH REDECORATE OVER 3SM CEILING AREA Hall:Rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces of lobby, hall or corridor over 3.00sm ceiling area (single area).	IT	160.64
450517	X	LOBBY:WASH REDECORATE NE 3SM CEILING AREA Lobby:Rub down, prepare, apply two coats of emulsion to ceilings and walls, wash down only to all other painted surfaces of lobby or hall ne 3.00sm ceiling area (classified as a single area).	IT	59.57
450529	X	CORRIDOR/COMMUNAL AREA:WASH REDECORATE Corridor/Communal Area:Rub down, prepare, apply two coats of emulsion to ceilings and walls, wash down only to all other previously painted surfaces of corridors etc. (msd per sm of ceiling area).	SM	12.12
450531	X	WALK IN CUPBOARD:WASH REDECORATE NE 2SM CEILING Walk In Cupboard:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, wash down only to all other previously painted surfaces ne 2.00sm ceiling area complete.	IT	52.95
Paintwork to Ceilings Only				
450607	X	ROOM:REDECORATE CEILING UPTO 20SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of room ne 20.00sm ceiling area.	IT	104.41
450615	X	ROOM:REDECORATE CEILING 20-25SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of room over 20.00 and ne 25.00sm ceiling area.	IT	156.58
450617	X	ROOM:REDECORATE CEILING 25-30SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of room over 25.00 and ne 30.00sm ceiling area.	IT	176.40
450619	X	ROOM:REDECORATE CEILING OVER 30SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of room over 30.00sm ceiling area.	IT	196.27
450609	X	HALL STAIRS:REDECORATE CEILINGS 2 STOREY Hall Stairs:Rub down, prepare for and apply two coats of emulsion to ceilings of hall, landing and staircase area complete (2 storey, classified as a single area).	IT	153.18

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ITEM	PRI	DESCRIPTION	UNIT	RATE
450610	X	HALL STAIRS:REDECORATE CEILINGS 3 STOREY Hall Stairs:Rub down, prepare for and apply two coats of emulsion to ceilings of hall, landing and staircase area complete (3 storey, classified as a single area).	IT	237.76
450611	X	HALL:REDECORATE CEILINGS OVER 3SM AREA Hall:Rub down, prepare for and apply two coats of emulsion to ceilings of lobby, hall or corridor over 3.00sm area complete (classified as a single area).	IT	103.04
450612	X	LOBBY:REDECORATE CEILINGS NE 3SM AREA Lobby:Rub down, prepare for and apply two coats of emulsion to ceilings of lobby or hall ne 3.00sm area complete (classified as a single area).	IT	25.39
450621	X	CORRIDOR/COMMUNAL ROOMS:REDECORATE CEILING Corridor/Communal Rooms:Rub down, prepare for and apply two coats of emulsion to ceilings only of corridor or open communal areas (measured per square metre of ceiling area).	SM	6.96
Strip Paper to Walls and Ceilings				
451007	X	ROOM:STRIP PAPER UPTO 20SM CEILING AREA Room:Extra for stripping any number of layers of any type of wallpaper or wallcovering from walls ceilings, any extra preparation to receive new decoration for room ne 20.00sm ceiling area.	IT	128.61
451015	X	ROOM:STRIP PAPER OVER 20SM CEILING AREA Room:Extra for stripping any number of layers of wallpaper etc from walls/ceilings, extra preparation for decoration to room over 20.00sm clg area (msd per sm of clg area in excess of 20.00sm).	SM	6.61
451009	X	HALL STAIRS:STRIP PAPER 2 STOREY Hall Stairs:Extra for stripping any number of layers of any type of wallpaper or wallcovering from walls and ceilings to any 2 storey hall, landing, stair, extra preparation (single area).	IT	173.67
451010	X	HALL STAIRS:STRIP PAPER 3 STOREY Hall Stairs:Extra for stripping any number of layers of any type of wallpaper or wallcovering from walls and ceilings to any 3 storey hall, landing, stair, extra preparation (single area).	IT	252.40
451011	X	HALL:STRIP PAPER OVER 3SM CEILING AREA Hall:Extra for stripping any number of layers of any type of wallpaper or coverings from walls and ceilings to lobby, hall, or corridor over 3.00sm ceiling area, extra preparation (single area).	IT	49.29
451012	X	LOBBY:STRIP PAPER NE 3SM CEILING AREA Lobby:Extra for stripping any number of layers of any type of wallpaper or coverings from walls and ceilings to any lobby or hall ne 3.00sm ceiling area, extra preparation (single area).	IT	31.25
451017	X	CORRIDOR/COMMUNAL ROOMS:STRIP PAPER Corridor/Communal Room:Extra for stripping any number of layers of any type of wallpaper etc., from walls/ceilings of communal areas, extra preparation for new decoration (msd per sm of ceiling area).	SM	5.61

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Strip Paper to Walls only				
451051	X	ROOM:STRIP WALLPAPER UPTO 20SM CEILING AREA Room:Extra for stripping any number of layers of any type of wallpaper or wall cove ring from walls only including any extra preparation to receive new decoration for room upto 20.00sm ceiling area.	IT	120.16
451052	X	ROOM:STRIP WALLPAPER OVER 20SM CEILING AREA Room:Extra for stripping any number of layers of wallpaper from walls only, any extra preparation to receive new decoration for room over 20.00 clg area (msd per sme of clg area in excess of 20sm).	SM	6.61
451055	X	HALL STAIRS:STRIP WALLPAPER 2 STOREY Hall Stairs:Extra for stripping any number of layers of any type of wallpaper or wallcovering from walls only to any 2 storey hall, landing, stair, extra preparation (single area).	IT	148.25
451057	X	HALL STAIRS:STRIP WALLPAPER 3 STOREY Hall Stairs:Extra for stripping any number of layers of any type of wallpaper or wallcovering from walls only to any 3 storey hall, landing, stair, extra preparation (single area).	IT	228.27
451059	X	HALL:STRIP WALLPAPER OVER 3SM CEILING AREA Hall:Extra for stripping any number of layers of any type of wallpaper or coverings from walls only to lobby, hall, or corridor over 3.00sm ceiling area, extra preparation (single area).	IT	40.33
451061	X	LOBBY:STRIP WALLPAPER NE 3SM CEILING AREA Lobby:Extra for stripping any number of layers of wallpaper or coverings from walls to lobby or hall ne 3.00sm ceiling area, extra preparation to receive new decoration (classified as a single area).	IT	23.33
451063	X	CORRIDOR/COMMUNAL ROOMS:STRIP WALLPAPER Corridor/Communal Rooms:Extra for stripping any number of layers of wallpaper or coverings from walls to corridor or open communal areas, any extra preparation (msd per sm of ceiling area).	SM	5.61
Strip Painted Paper to Walls and Ceilings				
451107	X	ROOM:STRIP PAINTED PAPER UPTO 20SM CEILING AREA Room:Extra for stripping any number of layers of any type of painted wallpaper or wallcovering from walls, ceilings, extra preparation for decoration for room ne 20sm ceiling area.	IT	188.69
451115	X	ROOM:STRIP PAINTED PAPER OVER 20SM AREA Room:Extra for stripping any number of layers of painted wallpaper etc from walls/ceilings, extra preparation for decoration to room over 20sm clg area (msd per sm of clg area in excess of 20sm).	SM	9.62
451109	X	HALL STAIRS:STRIP PAINTED PAPER 2 STOREY Hall Stairs:Extra for stripping any number of layers of painted wallpaper or wallcovering from walls, ceilings to any 2 storey hall, landing and stair, extra preparation (single area).	IT	256.28
451110	X	HALL STAIRS:STRIP PAINTED PAPER 3 STOREY Hall Stairs:Extra for stripping any number of layers of painted wallpaper or wallcovering from walls, ceilings to any 3 storey hall, landing and stair, extra preparation (single area).	IT	372.56

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ITEM	PRI	DESCRIPTION	UNIT	RATE
451111	X	HALL:STRIP PAINTED PAPER OVER 3SM CEILING AREA Hall:Extra for stripping any number of layers of painted wallpaper or coverings from walls and ceilings to lobby, hall, or corridor over 3.00sm ceiling area extra preparation (single area).	IT	71.82
451112	X	LOBBY:STRIP PAINTED PAPER NE 3SM CEILING AREA Lobby:Extra for stripping any number of layers of painted wallpaper or coverings from walls and ceilings to lobby or hall ne 3.00sm total ceiling area extra preparation (single area).	IT	46.87
451117	X	CORRIDOR/COMMUNAL ROOMS:STRIP PAINTED PAPER Corridor/Communal Rooms:Extra for stripping any number of layers of painted wallpaper of corridor/communal areas, extra preparation, (msd per sm of ceiling area) (to be specifically instructed by CR).	SM	8.11
Strip Painted Paper to Walls only				
451151	X	ROOM:STRIP PAINTED WALLPAPER NE 20SM CEILING AREA Room:Extra for stripping any number of layers of any type of painted wallpaper or wallcovering from walls only extra preparation for decoration for room ne 20.00sm ceiling area.	IT	155.76
451153	X	ROOM:STRIP PAINTED WALLPAPER OVER 20SM AREA Room:Extra for stripping any number of layers of any type of painted wallpaper from walls only extra preparation for decoration to room over 20sm clg area (msd per sm of clg area in excess of 20sm).	SM	8.11
451155	X	HALL STAIRS:STRIP PAINTED WALLPAPER 2 STOREY Hall Stairs:Extra for stripping any number of layers of painted wallpaper or wallcovering from walls only to any 2 storey hall, landing and stair, extra preparation (single area).	IT	210.83
451157	X	HALL STAIRS:STRIP PAINTED WALLPAPER 3 STOREY Hall Stairs:Extra for stripping any number of layers of painted wallpaper or wallcovering from walls only to any 3 storey hall, landing and stair, extra preparation (single area).	IT	308.37
451159	X	HALL:STRIP PAINTED WALLPAPER OVER 3SM CEILING AREA Hall:Extra for stripping any number of layers of painted wallpaper or coverings from walls only to lobby, hall, or corridor over 3.00sm ceiling area extra preparation (single area).	IT	57.85
451161	X	LOBBY:STRIP PAINTED WALLPAPER NE 3SM CEILING AREA Lobby:Extra for stripping any number of layers of painted wallpaper or coverings from walls only to lobby or hall ne 3.00sm total ceiling area extra preparation (single area).	IT	38.76
451163	X	CORRIDOR/COMMUNAL ROOMS:STRIP PAINTED WALLPAPER Corridor/Communal Rooms:Extra for stripping layers of painted wallpaper from walls to corridor or open communal areas, extra preparation, (msd per sm of ceiling area) (only on instruction of CR).	SM	8.11
Ceiling Finishes - Alternatives				
452007	X	ROOM:PAPER CEILING UPTO 20SM CEILING AREA Room:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings ne 20.00sm ceiling area.	IT	174.64

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
452041	X	ROOM:PAPER CEILING OVER 20SM CEILING AREA Room:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings over 20.00sm ceiling area (measured per square metre of ceiling area in excess of 20.00sm).	SM	10.30
452009	X	HALL STAIRS:PAPER CEILING 2 STOREY Hall Stairs:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings to any hall, landing and staircase area (2 storey, classified as a single area).	IT	205.80
452010	X	HALL STAIRS:PAPER CEILING 3 STOREY Hall Stairs:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings to any hall, landing and staircase area (3 storey, classified as a single area).	IT	312.95
452008	X	HALL:PAPER CEILINGS OVER 3SM CEILING AREA Hall:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings to any lobby, hall or corridor over 3.00sm ceiling area (classified as a single area).	IT	99.53
452033	X	LOBBY:PAPER CEILINGS NE 3SM CEILING AREA Lobby:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings to any lobby or hall ne 3.00sm ceiling area (classified as a single area).	IT	33.05
452043	X	CORRIDOR/COMMUNAL ROOMS:PAPER CEILING Corridor/Communal Rooms:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings of corridor or open communal areas (measured per square metre of ceiling area).	SM	9.30
452027	X	ROOM:EGGSHELL GLOSS CEILING UPTO 20SM CEILING AREA Room:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings, ne 20.00sm ceiling area.	IT	40.43
452049	X	ROOM:EGGSHELL GLOSS CEILING OVER 20SM CEILING AREA Room:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings, over 20.00sm ceiling area (measured per square metre of ceiling area in excess of 20.00sm).	SM	4.52
452029	X	HALL STAIRS:EGGSHELL OR GLOSS CEILING 2 STOREY Hall Stairs:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings of any hall, landing and staircase area (2 storey, classified as a single area).	IT	41.78
452030	X	HALL STAIRS:EGGSHELL OR GLOSS CEILING 3 STOREY Hall Stairs:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings of any hall, landing and staircase area (3 storey, classified as a single area).	IT	63.97
452031	X	HALL:EGGSHELL GLOSS CEILING OVER 3SM CEILING AREA Hall:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings of any lobby, hall or corridor over 3.00sm ceiling area (classified as a single area).	IT	27.32
452037	X	LOBBY:EGGSHELL GLOSS CEILING NE 3SM CEILING AREA Lobby:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings of any lobby or hall ne 3.00sm ceiling area (classified as a single area).	IT	12.34

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
452051	X	CORRIDOR/COMMUNAL ROOMS:EGGSHELL GLOSS CEILING Corridor/Communal Rooms:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings of corridor or open communal areas (measured per square metre of ceiling area).	SM	4.52
Wall Finishes - Alternatives				
453007	X	ROOM:LINING PAPER WALLS UPTO 20SM CEILING AREA Room:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of room ne 20.00sm ceiling area.	IT	174.33
453037	X	ROOM:LINING PAPER WALLS OVER 20SM CEILING AREA Room:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of room over 20.00sm ceiling area (measured per square metre of ceiling area in excess of 20.00sm).	SM	13.81
453009	X	HALL STAIRS:LINING PAPER WALLS 2 STOREY Hall Stairs:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of any size hall, landing and staircase area (2 storey, classified as a single area).	IT	330.66
453008	X	HALL STAIRS:LINING PAPER WALLS 3 STOREY Hall Stairs:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of any size hall, landing and staircase area (3 storey, classified as a single area).	IT	496.02
453010	X	HALL:LINING PAPER WALLS OVER 3SM CEILING AREA Hall:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of any lobby, hall or corridor over 3.00sm ceiling area (classified as a single area).	IT	180.35
453032	X	LOBBY:LINING PAPER WALLS NE 3SM CEILING AREA Lobby:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of any lobby or hall ne 3.00sm ceiling area (classified as a single area).	IT	52.60
453039	X	CORRIDOR/COMMUNAL ROOMS:LINING PAPER WALLS Corridor/Communal Rooms:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of corridor or open communal areas (measured per square metre of ceiling area).	SM	13.31
453017	X	ROOM:WALLPAPER WALLS UPTO 20SM CEILING AREA Room:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of room ne 20.00sm ceiling area.	IT	160.77
453041	X	ROOM:WALLPAPER WALLS OVER 20SM CEILING AREA Room:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of room over 20.00sm ceiling area (measured per square metre of ceiling area in excess of 20.00sm).	SM	8.70
453019	X	HALL STAIRS:WALLPAPER WALLS 2 STOREY Hall Stairs:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of any size hall, landing and staircase area (2 storey, classified as a single area).	IT	298.10
453018	X	HALL STAIRS:WALLPAPER WALLS 3 STOREY Hall Stairs:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of any size hall, landing and staircase area (3 storey, classified as a single area).	IT	447.16

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
453020	X	HALL:WALLPAPER WALLS OVER 3SM CEILING AREA Hall:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of any lobby, hall or corridor over 3.00sm ceiling area (classified as a single area).	IT	164.07
453033	X	LOBBY:WALLPAPER WALLS NE 3SM CEILING AREA Lobby:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of any lobby or hall ne 3.00sm ceiling area (classified as a single area).	IT	60.51
453043	X	CORRIDOR/COMMUNAL ROOMS:WALLPAPER WALLS Corridor/Communal Rooms:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of corridor or open communal areas (measured per square metre of ceiling area).	SM	13.71
453027	X	ROOM:EGGSHELL GLOSS WALLS UPTO 20SM CEILING AREA Room:Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of room ne 20.00sm ceiling area.	IT	94.11
453045	X	ROOM:EGGSHELL GLOSS WALLS OVER 20SM CEILING AREA Room:Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of room over 20.00sm ceiling area (measured per square metre of ceiling area in excess of 20.00sm).	SM	11.03
453029	X	HALL STAIRS:EGGSHELL OR GLOSS WALLS 2 STOREY Hall Stairs:Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of any size hall, landing and staircase area (2 storey, classified as a single area).	IT	193.31
453030	X	HALL STAIRS:EGGSHELL OR GLOSS WALLS 3 STOREY Hall Stairs:Extra for prepare and apply two coats of eggshell or undercoat and gloss to walls of any hall, landing and staircase area (3 storey, classified as a single area).	IT	290.22
453031	X	HALL:EGGSHELL OR GLOSS WALLS OVER 3SM CEILING AREA Hall:Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of any lobby, hall or corridor over 3.00sm ceiling area (classified as a single area).	IT	96.73
453034	X	LOBBY:EGGSHELL OR GLOSS WALLS NE 3SM CEILING AREA Lobby:Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of any lobby or hall ne 3.00sm ceiling area (classified as a single area).	IT	38.69
453047	X	CORRIDOR/COMMUNAL ROOMS:EGGSHELL WALLS Corridor/Communal Rooms:Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of corridor or open communal areas (measured per square metre of ceiling area).	SM	10.53
Internal Paintwork - Complete Dwellings				
470001	X	DWELLING:REDECORATE 1 BEDROOM FLAT Dwelling:Redecorate complete one bedroom flat or bungalow, rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.	IT	1030.03
470002	X	DWELLING:REDECORATE 2 BEDROOM FLAT Dwelling:Redecorate complete two bedroom flat or bungalow, rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.	IT	1239.93

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
470003	X	DWELLING:REDECORATE 3 BEDROOM FLAT Dwelling:Redecorate complete three bedroom flat or bungalow, rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.	IT	1449.82
470010	X	DWELLING:REDECORATE 2 BEDROOM HOUSE Dwelling:Redecorate complete two bedroom house or maisonette, rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.	IT	1449.26
470011	X	DWELLING:REDECORATE 3 BEDROOM HOUSE Dwelling:Redecorate complete three bedroom house or maisonette, rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other painted surfaces.	IT	1637.77
470012	X	DWELLING:REDECORATE 4 BEDROOM HOUSE Dwelling:Redecorate complete four bedroom house or maisonette, rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other painted surfaces.	IT	1831.25
470040	X	DWELLING:REDECORATE BEDSIT NE 20SM CEILING AREA Dwelling:Redecorate all rooms of bedsit ne 20.00sm ceiling area, rub down, prepare, apply two coats of emulsion to ceilings walls, one undercoat and gloss on all other painted surfaces.	IT	549.85
470041	X	DWELLING:REDECORATE BEDSIT 20-30SM CEILING AREA Dwelling:Redecorate all rooms of bedsit 20.00-30.00sm ceiling area, rub down, prepare, apply two coats of emulsion to ceilings, walls, one undercoat and gloss on all other painted surfaces.	IT	649.87
470042	X	DWELLING:REDECORATE BEDSIT OVER 30SM CEILING AREA Dwelling:Redecorate all rooms of bedsit over 30.00sm ceiling area, rub down, prepare, apply two coats of emulsion to ceilings, walls, one undercoat and gloss on all other painted surfaces.	IT	824.75
470045	X	DWELLING:REDECORATE MULTIPLE OCCUPIED 3 BED FLAT Dwelling:Redecorate all rooms in three bedroom multiple occupancy flat comprising hall, bedrooms, lobby, communal kitchen, bathroom, toilet, shower room, prepare and apply paint as specified.	IT	1520.30
470046	X	DWELLING:REDECORATE MULTIPLE OCCUPIED 4 BED FLAT Dwelling:Redecorate all rooms in four bedroom multiple occupancy flat comprising hall, bedrooms, lobby, communal kitchen, bathroom, toilet, shower room prepare and apply paint as specified.	IT	1730.19
470047	X	DWELLING:REDECORATE MULTIPLE OCCUPIED 5 BED FLAT Dwelling:Redecorate all rooms in five bedroom multiple occupancy flat comprising hall, bedrooms, lobby, communal kitchen, bathroom, toilet, shower room prepare and apply paint as specified.	IT	1940.07
Paintwork and Washdown - Complete Dwellings				
470501	X	DWELLING:WASH 2CT REDECORATION 1 BEDROOM FLAT Dwelling:Redecoration and washdown complete one bedroom flat or bungalow, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces.	IT	676.49

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ITEM	PRI	DESCRIPTION	UNIT	RATE
470502	X	DWELLING:WASH 2CT REDECORATION 2 BEDROOM FLAT Dwelling:Redecoration and washdown complete two bedroom flat or bungalow, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces.	IT	817.61
470503	X	DWELLING:WASH 2CT REDECORATION 3 BEDROOM FLAT Dwelling:Redecoration and washdown complete three bedroom flat or bungalow, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces.	IT	956.21
470510	X	DWELLING:WASH 2CT REDECORATION 2 BEDROOM HOUSE Dwelling:Redecoration and washdown complete two bedroom house or maisonette, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces.	IT	1056.73
470511	X	DWELLING:WASH 2CT REDECORATION 3 BEDROOM HOUSE Dwelling:Redecoration and washdown complete three bedroom house or maisonette, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces.	IT	1226.77
470512	X	DWELLING:WASH 2CT REDECORATION 4 BEDROOM HOUSE Dwelling:Redecoration and washdown complete four bedroom house or maisonette, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces.	IT	1422.58
470520	X	DWELLING:WASH 1CT REDECORATION 1 BEDROOM FLAT Dwelling:Redecoration and washdown complete one bedroom flat or bungalow, rub down, prepare, apply one coat of emulsion to ceilings, walls, wash down only to all other previously painted surfaces.	IT	422.51
470521	X	DWELLING:WASH 1CT REDECORATION 2 BEDROOM FLAT Dwelling:Redecoration and washdown complete two bedroom flat or bungalow, rub down, prepare, apply one coat of emulsion to ceilings, walls, wash down only to all other previously painted surfaces.	IT	507.73
470522	X	DWELLING:WASH 1CT REDECORATION 3 BEDROOM FLAT Dwelling:Redecoration and washdown complete three bedroom flat or bungalow, rub down, prepare, apply one coat of emulsion to ceilings, walls, wash down only to all other previously painted surfaces.	IT	590.46
470530	X	DWELLING:WASH 1CT REDECORATION 2 BEDROOM HOUSE Dwelling:Redecoration and washdown complete two bedroom house or maisonette, rub down, prepare, apply one coat of emulsion to ceilings, walls, wash down only to all other painted surfaces.	IT	648.25
470531	X	DWELLING:WASH 1CT REDECORATION 3 BEDROOM HOUSE Dwelling:Redecoration and washdown complete three bedroom house or maisonette, rub down, prepare, apply one coat of emulsion to ceilings, walls, wash down only to all other painted surfaces.	IT	744.98
470532	X	DWELLING:WASH 1CT REDECORATION 4 BEDROOM HOUSE Dwelling:Redecoration and washdown complete four bedroom house or maisonette, rub down, prepare, apply one coat of emulsion to ceilings, walls, wash down only to all other painted surfaces.	IT	858.39
470540	X	DWELLING:WASH 2CT REDEC BEDSIT NE 20SM CLG AREA Dwelling:Redecoration and washdown complete all rooms of bedsit ne 20.00sm ceiling area, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down to all other surfaces.	IT	358.39

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
470541	X	DWELLING:WASH 2CT REDEC BEDSIT 20-30SM CLG AREA Dwelling:Redecoration and washdown complete all rooms of bedsit ne 30.00sm ceiling area, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down to all other surfaces.	IT	422.34
470542	X	DWELLING:WASH 2CT REDEC BEDSIT OVER 30SM CLG AREA Dwelling:Redecoration and washdown complete all rooms of bedsit over 30.00sm ceiling area, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down to all other surfaces.	IT	538.81
470545	X	DWELLING:WASH 2CT REDEC MULTIPLE OCC 3 BED FLAT Dwelling:Redecoration, washdown three bedroom multiple occupancy flat comprising lobby, hall bedrooms, communal kitchen, bathroom, toilet, shower room, wash down, apply paint as specified.	IT	1007.86
470546	X	DWELLING:WASH 2CT REDEC MULTIPLE OCC 4 BED FLAT Dwelling:Redecoration, washdown four bedroom multiple occupancy flat comprising lobby, hall bedrooms, communal kitchen, bathroom, toilet, shower room, wash down, apply paint as specified.	IT	1146.46
470547	X	DWELLING:WASH 2CT REDEC MULTIPLE OCC 5 BED FLAT Dwelling:Redecoration, washdown five bedroom multiple occupancy flat comprising lobby, hall bedrooms, communal kitchen, bathroom, toilet, shower room, wash down, apply paint as specified.	IT	1280.07
Internal Paintwork - Strip Complete Dwellings				
470601	X	DWELLING:STRIP PRIOR TO REDECORATE 1 BED FLAT Dwelling:Strip all layers of wallpaper, wall and ceiling lining paper prior to redecoration complete to one bed flat or bungalow, all additional preparation, rub down, make good, apply sealing coat.	IT	327.50
470602	X	DWELLING:STRIP PRIOR TO REDECORATE 2 BED FLAT Dwelling:Strip all layers of wallpaper, wall and ceiling lining paper prior to redecoration complete to two bed flat or bungalow, all additional preparation, rub down, make good, apply sealing coat.	IT	483.74
470603	X	DWELLING:STRIP PRIOR TO REDECORATE 3 BED FLAT Dwelling:Strip all layers of wallpaper, wall and ceiling lining paper prior to redecoration complete to 3 bed flat or bungalow, all additional preparation, rub down, make good, apply sealing coat.	IT	624.96
470610	X	DWELLING:STRIP PRIOR TO REDECORATE 2 BED HOUSE Dwelling:Strip all layers of wallpaper, wall and ceiling lining paper prior to redecoration complete to 2 bed house or maisonette, all additional preparation, rub down, make good, apply sealing coat.	IT	666.04
470611	X	DWELLING:STRIP PRIOR TO REDECORATE 3 BED HOUSE Dwelling:Strip all layers of wallpaper, wall and ceiling lining paper prior to redecoration complete to 2 bed house or maisonette, all additional preparation, rub down, make good, apply sealing coat.	IT	807.26
470612	X	DWELLING:STRIP PRIOR TO REDECORATE 4 BED HOUSE Dwelling:Strip all layers of wallpaper, wall and ceiling lining paper prior to redecoration complete to 4 bed house or maisonette, all additional preparation, rub down, make good, apply sealing coat.	IT	948.48

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Fire Retardant Paint - Whole Room				
470701	X	HALL STAIRS:REDECORATE 2 STOREY CLASS 'O' Hall Stairs:Thoroughly clean, scrape, one coat fire retardant primer, two coats Class 'O' fire retardant matt paint to walls and ceilings, two coats to woodwork to 2 storey staircase areas.	IT	1853.06
470703	X	HALL STAIRS:REDECORATE 3 STOREY CLASS 'O' Hall Stairs:Thoroughly clean, scrape, one coat fire retardant primer, two coats Class 'O' fire retardant matt paint to walls and ceilings, two coats to woodwork to 3 storey staircase areas.	IT	2779.58
470705	X	HALL:REDECORATE COMPLETE OVER 3SM CLASS 'O' Hall:Thoroughly clean, scrape, one coat fire retardant primer, two coats Class 'O' fire retardant matt paint to walls and ceilings, two coat to all other surfaces to lobby over 3.00sm.	IT	1016.66
470707	X	LOBBY:REDECORATE COMPLETE NE 3SM CLASS 'O' Hall:Thoroughly clean, scrape, one coat fire retardant primer, two coats Class 'O' fire retardant matt paint to walls and ceilings, two coat to all other surfaces to lobby ne 3.00sm ceiling area.	IT	345.41
Fire Retardant Paint to Walls and Ceilings				
470751	X	WALLS:APPLY 2 COATS CLASS 'O' PAINT Walls:Thoroughly clean down, scrape loose coatings, prime bare areas with one coat of fire retardant primer and apply two coats of Class 'O' fire retardant matt paint.	SM	21.84
470753	X	CEILINGS:APPLY 2 COATS CLASS 'O' PAINT Ceilings:Thoroughly clean down all common area ceiling surfaces, scrape and remove all loose material, prime one coat of fire retardant primer, apply two coats of Class 'O' fire retardant matt paint.	SM	22.85
Flame Retardant Coatings - Two Coats				
470801	X	FLAME RETARDANT COATING:APPLY 2 CT SURFACES Flame Retardant Coating:Prepare and apply one undercoat and one finishing coat of clear flame retardant surface coating to general surfaces of woodwork.	SM	16.73
470803	X	FLAME RETARDANT COATING:APPLY 2 CT SURFACE NE300MM Flame Retardant Coating:Prepare and apply one undercoat and one finishing coat of clear flame retardant surface coating to general surfaces of woodwork ne 300mm girth.	LM	12.08
Flame Retardant Coatings - Three Coats				
470851	X	FLAME RETARDANT COATING:APPLY 3 CT SURFACES Flame Retardant Coating:Prepare and apply two undercoats and one finishing coat of clear flame retardant surface coating to general surfaces of woodwork.	SM	25.33
470853	X	FLAME RETARDANT COATING:APPLY 3 CT SURFACE NE300MM Flame Retardant Coating:Prepare and apply two undercoats and one finishing coat of clear flame retardant surface coating to general surfaces of woodwork ne 300mm girth.	LM	18.62

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Work to Room Heights above 3.00m				
470088	X	ROOM:WHOLE REDECORATION ADDITION HT ABOVE 3.0M Room:Additional allowance for working in room with ceiling 3.00m above floor level and painting all walls, ceiling and woodwork (measured floor area).	SM	9.32

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
CLEANING AND CLEARANCE				
Internal Cleaning and Clearance				
460012	X	DWELLING:CLEAN TO LETTABLE STANDARD Dwelling:Clean, wash down, scrub, clean all kitchen units, sanitary fittings and other landlords fittings, clean windows internally, disinfect toilets, spray airfreshener all to lettable standard.	IT	99.26
460003	X	DWELLING:CLEAR OUT COMPLETE Dwelling:Clear out, remove all rubbish, furniture, carpets and all non-approved fittings to tip and make ready for incoming tenants (order skip separately if required).	IT	79.41
460004	X	ROOFSPACE:CLEAR OUT COMPLETE Roofspace:Clear out, remove all rubbish, debris, previous tenants stored items and all non-approved fittings to tip and make ready for incoming tenants (order skip separately).	IT	82.08
460009	X	DWELLING:CLEAR EXCEPTIONALLY DIRTY Dwelling:Clear out exceptionally dirty dwelling, remove all contents to tip, initial wash and scrub with disinfectant all surfaces, dry with de-humidifier (order skip separately if required).	IT	281.00
460010	X	DWELLING:CLEAR ENVIRONMENTALLY DIRTY Dwelling:Clear out environmentally dirty dwelling, remove contents to approved tip, dispose of anti-social, medical, human debris, initial wash/scrub disinfectant all surfaces (order skip separately).	IT	569.63
460006	X	BASEMENT:CLEAR OUT COMPLETE Basement:Clear out, remove all rubbish, debris, previous tenants stored items and all non-approved fittings to tip and make ready for incoming tenants (if skip required claim separately).	IT	74.57
460015	X	LPG INSTALLATION:CLEAR OUT COMPLETE LPG Installation:Strip out and dispose of LPG installation including cage, bottles, valves, supply and distribution pipework installed by previous tenant to serve cookers, fires etc., make good.	IT	74.57
460017	X	LPG SECURITY CABINET:CLEAR AWAY COMPLETE LPG Security Cabinet:Strip out and dispose of LPG security cabinet installed by previous tenant to serve LPG installation to cookers, fires etc., make good.	IT	28.57
External Clearance				
460025	X	GARDEN:CLEAR DEBRIS Garden:Clear away all litter and rubbish including scrap metal, timber, broken glass, garden debris, fallen leaves, dumped materials and stones, load up and remove from site to an approved tip.	IT	49.54
460026	X	GARDEN:CLEAR EXCEPTIONAL DEBRIS Garden:Clear up exceptionally littered overgrown garden, litter, rubbish, scrap metal, timber, broken glass, garden debris, fallen leaves, fly tipping, building debris, remove an approved tip.	IT	148.62
460027	X	GARDEN:CUT GRASS NE 150MM HIGH Garden:Litter pick including removal of minor objects and cut grass (ne 150mm high) with rotary or cylinder mower to garden area ne 50sm including bag up cut grass and remove.	SM	2.00

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
460028	X	GARDEN:CUT GRASS OVER 150MM HIGH Garden:Litter pick including removal of minor objects and cut grass (over 150mm high) with rotary or cylinder mower to garden area ne 50sm including bag up cut grass and remove.	SM	2.50
460029	X	GARAGE:CLEAR DEBRIS Garage:Clear out and remove all contents to an approved tip or recycling centre and make ready for new tenant.	IT	69.22
460031	X	SHED:CLEAR DEBRIS Shed:Clear out and remove all contents to an approved tip or recycling and make ready for new tenant.	IT	43.24
Disposal of Previous Tenants Rubbish				
460033	X	DWELLING:PROVIDE MINI SKIP FOR RUBBISH Dwelling:Provide mini skip or equivalent for removal of excessive domestic rubbish etc. to tip, including costs of landfill tax (only to be charged when ordered by CA).	NO	175.20
460035	X	DWELLING OR GARDEN:PROVIDE SKIP FOR RUBBISH Dwelling or Garden:Provide skip or equivalent for removal of excessive domestic rubbish, furniture, carpets etc. to tip including costs of landfill tax (only to be charged when ordered by CR).	NO	271.20
460037	X	DWELLING:MOVE CONTENTS TO SERVICE PROVIDER STORE Dwelling:Remove furniture, carpets, other contents as designated by CR to secure storage provided by Contractor, store for up to 42 days later hand over to former Tenant or their representatives.	IT	126.35
460038	X	DWELLING:MOVE CONTENTS TO CLIENT STORE Dwelling:Additional cost for removing furniture, carpets and other contents as designated by Client Representative to secure storage provided by Client.	IT	126.35
460036	X	DWELLING:DECANT CONTENTS TO SERVICE PROVIDER STORE Dwelling:Additional cost for removing furniture, carpets, other contents as designated by CR to Service Provider's secure storage, store for upto 21 days and return to Tenant or their representatives.	IT	0.00
460039	X	DWELLING:MOVE DISPOSE CONTENTS TO STORE Dwelling Remove furniture, carpets, other contents as designated by CR to secure storage provided by Contractor, store for up to 42 days and later when instructed, dispose to tip.	IT	162.59
460041	U	GARDEN:LABOUR AND SKIP FOR RUBBISH Garden:Provide labour, skip or equivalent for removal of environmentally unsound material, fly tipping, scrap metal, tenants debris etc., from garden areas to tip including landfill tax (per skip).	NO	507.80
External Communal Clearance				
460101	U	GARDEN OR COMMUNAL AREA:LABOUR SKIP RUBBISH Garden or Communal Area:Provide labour, skip or equivalent to remove from communal areas, fly tipping, environmentally unsound material, etc., to tip, landfill tax, wash, disinfect (per skip).	NO	507.80

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ITEM	PRI	DESCRIPTION	UNIT	RATE
460103	U	GARDEN OR COMMUNAL AREA:LABOUR MINI-SKIP RUBBISH Garden or Communal Area:Provide labour, mini-skip or equivalent to remove from communal areas, fly tipping, environmentally unsound material, etc., to tip, landfill tax, wash, disinfect (per skip).	NO	301.73
External Garden Clearance and Works				
460401	X	TURF:RENEW Turf:Lift existing mown turf, make good existing area with top soil, remove spoil, lay new Standard quality turves, with broken joints tight to its neighbour, roll and brush-in sandy compost.	SM	20.53
460403	X	TURF:CLEAR BONFIRE LAY NEW TURF Turf:Clear bonfire and adjacent areas of all debris, metal, timber, broken glass, rubbish, unburnt material, sweep up ashes, remove spoil, dig out area of grass affected, lay new turves.	SM	30.20
460451	X	SHRUB:PRUNE Shrub:Prune any variety of shrub, by hand or using power hedge trimmer including raking up cuttings and removal of debris to tip including landfill tax.	NO	7.75
460453	X	SHRUB:DIG OUT OVERGROWN Shrub:Dig out any size of overgrown shrub including roots, including levelling ground and remove all old shrub material to approved tip or recycling centre including landfill tax.	NO	23.86
460461	X	HEDGES:CUT OVERGROWN Hedges:Cut back and neatly trim top and sides of overgrown hedge and remove all clippings from site to tip including landfill tax.	LM	13.73
460471	X	TREE:PRUNE Tree:Prune base and side growth for a height ne 2.40m high of tree including basal growth and suckers, paint pruning cuts with approved compound, and remove spoil.	IT	30.56
460473	X	TREE:CUT DOWN GIRTH UPTO 450MM Tree:Cut down existing trees of girth up to 450mm, dig out or stump grind out the stump and roots and remove spoil, fill the resultant hole with approved material.	IT	300.82
460475	X	TREE:DIG OUT SEEDLING UPTO 150MM GIRTH Tree:Dig out seedling trees upto 150mm girth including roots, including levelling ground and remove all debris off site to approved tip or recycling centre including landfill tax.	IT	77.65
460481	X	FENCE LINE:STRIM TO CLEAR Fence Line:Strim to clear fence line of undergrowth etc. and remove all debris off site to approved tip or recycling centre including landfill tax.	LM	4.01
Environmental Domestic Waste Clearance				
460201	U	DOMESTIC WASTE CLEARANCE:FRIDGES, FREEZERS Domestic Waste:Environmental disposal of previous tenants domestic fridges, fridge/freezers, freezers to approved disposal site, landfill tax, (per appliance) (CR to instruct).	NO	25.00

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
460203	U	DOMESTIC WASTE CLEARANCE:CALOR GAS BOTTLES Domestic Waste:Environmental disposal of previous tenants calor gas bottles to approved disposal site, landfill tax, (per bottle) (MOV applicable if sole item on Order) (CR to instruct).	NO	5.00
460205	U	DOMESTIC WASTE CLEARANCE:TV AND COMPUTER MONITORS Domestic Waste:Environmental disposal of previous tenants TV or computer screens to approved disposal site, landfill tax, (per item) (MOV applicable if sole item on Order) (CR to instruct).	NO	5.00
460207	U	DOMESTIC WASTE CLEARANCE:COMPUTER DESK TOP UNITS Domestic Waste:Environmental disposal of previous tenants computer desk cpu's to approved disposal site, landfill tax, (per item) (MOV applicable if sole item on Order) (CR to instruct).	NO	6.00
460209	U	DOMESTIC WASTE CLEARANCE:CAR TYRES Domestic Waste:Environmental disposal of previous tenants car/van tyres including rims to approved disposal site, landfill tax, (per tyre) (MOV applicable if sole item on Order) (CR to instruct).	NO	5.00
460211	U	DOMESTIC WASTE CLEARANCE:CAR OR VAN BATTERIES Domestic Waste:Environmental waste disposal of previous tenants car or van batteries to approved disposal site, landfill tax, (per battery) (MOV applicable if sole item on Order) (CR to instruct).	NO	4.00
460213	U	DOMESTIC WASTE CLEARANCE:COOKERS Domestic Waste:Environmental disposal of previous tenants domestic cookers, etc., to approved disposal site, landfill tax, (per appliance) (MOV applicable if sole item on Order) (CR to instruct).	NO	8.00
460215	U	DOMESTIC WASTE CLEARANCE:FLUORESCENT TUBES Domestic Waste:Environmental disposal of previous tenants fluorescent tubes to approved disposal site, landfill tax, (per tube) (MOV applicable if sole item on Order) (CR to instruct).	NO	1.00
460217	U	DOMESTIC WASTE CLEARANCE:PAINT CANS Domestic Waste:Environmental waste disposal of previous tenants paint cans to approved disposal site, landfill tax, (per can) (MOV applicable if sole item on Order) (CR to instruct).	NO	1.00
Environmental Communal Waste Clearance				
460301	U	COMMUNAL WASTE CLEARANCE:FRIDGES, FREEZERS Communal Waste:Environmental disposal of fly tipped domestic fridges, fridge/freezers, upright and chest freezers to approved disposal site, landfill tax, (per appliance) (CR to instruct).	NO	60.24
460303	U	COMMUNAL WASTE CLEARANCE:CALOR GAS BOTTLES Communal Waste:Environmental disposal of fly tipped calor gas bottles to approved disposal site, landfill tax, (per bottle) (MOV applicable if sole item on Order) (CR to instruct).	NO	28.57
460305	U	COMMUNAL WASTE CLEARANCE:TV AND COMPUTER MONITORS Communal Waste:Environmental disposal of fly tipped television or computer screens to approved disposal site, landfill tax, (per item) (MOV applicable if sole item on Order) (CR to instruct).	NO	21.06

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ITEM	PRI	DESCRIPTION	UNIT	RATE
460307	U	COMMUNAL WASTE CLEARANCE:COMPUTER DESK TOP UNITS Communal Waste:Environmental waste disposal of fly tipped computer cpu's to approved disposal site, andfill tax, (per item) (MOV applicable if sole item on Order) (CR to instruct).	NO	17.26
460309	U	COMMUNAL WASTE CLEARANCE:CAR TYRES Communal Waste:Environmental disposal of fly tipped car or van tyres including rims to approved disposal site, landfill tax, (per tyre) (MOV applicable if sole item on Order) (CR to instruct).	NO	16.05
460311	U	COMMUNAL WASTE CLEARANCE:CAR OR VAN BATTERIES Communal Waste:Environmental waste disposal of fly tipped car or van batteries to approved disposal site, landfill tax, (per battery) (MOV applicable if sole item on Order) (CR to instruct).	NO	19.85
460313	U	COMMUNAL WASTE CLEARANCE:COOKERS Communal Waste:Environmental disposal of fly tipped domestic cookers, hobs etc., to approved disposal site, landfill tax, (per appliance) (MOV applicable if sole item on Order) (CR to instruct).	NO	39.70
460315	U	COMMUNAL WASTE CLEARANCE:FLUORESCENT TUBES Communal Waste:Environmental disposal of fly tipped fluorescent tubes to approved disposal site including cost of landfill tax, (per tube) (MOV applicable if sole item on Order) (CR to instruct).	NO	4.71
460317	U	COMMUNAL WASTE CLEARANCE:PAINT CANS Communal Waste:Environmental disposal of fly tipped paint cans to approved disposal site, landfill tax, (per can) (MOV applicable if sole item on Order) (CR to instruct).	NO	4.71
Carpet Cleaning				
460507	R	CARPET:CLEAN TO ROOM UPTO 20SM CEILING AREA Carpet:Thoroughly clean, scrub as necessary vacuum carpet including dry by dehumidifier to room ne 20.00sm ceiling area.	IT	52.16
460509	R	CARPET:CLEAN TO HALL STAIRS Carpet:Thoroughly clean, scrub as necessary vacuum carpet including dry by dehumidifier to hall, landing and staircase area complete.	IT	52.16
460511	R	CARPET:CLEAN TO HALL Carpet:Thoroughly clean, scrub as necessary vacuum carpet including dry by dehumidifier to hall area complete.	IT	31.39
Window Cleaning				
460601	X	GLAZING:CLEAN EXTERNAL FACE ONLY Glazing:Clean external faces of window or glazed panel in door, or glazed screen or glazed balustrade, clean with clean fresh water to all window parts, dry off and left smear free.	SM	3.23
460603	X	GLAZING:CLEAN BOTH FACES Glazing:Clean external and internal faces of window or glazed panel in door, or glazed screen or glazed balustrade, clean with clean fresh water to all window parts, dry off and left smear free.	SM	6.57
460605	X	GLAZING:CLEAN INTERNAL FACE ONLY Glazing:Clean internal face only of window or glazed panel in door, or glazed screen or glazed balustrade, clean with clean fresh water to all window parts, dry off and left smear free.	SM	3.23

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
460607	X	GLAZING:CLEAN BOTH INTERNAL FACES Glazing:Clean both internal faces of window or glazed panel in door, or glazed screen or glazed balustrade, clean with clean fresh water to all window parts, dry off and left smear free.	SM	6.57
Communal Areas Cleaning				
460901	X	FLOOR:SWEEP COMMUNAL AREAS Floor:Sweep all floor coverings and hard surfaces to communal entrances, exits, communal floors, balconies, access decks, hallways, staircase and landings (internally and externally) to leave clean,.	SM	0.18
460903	X	SURFACES:POWER WASH Surfaces:Brush down to remove dirt, mould, moss growth, algae and lichen, power wash all surfaces of brickwork at a minimum pressure of 1500 psi, but not to exceed 2000 psi, remove waste and debris.	SM	2.50
460905	X	SURFACES:1:6 HD DETERGENT JET WASH Surfaces:Brush down to remove smoke damage, jet wash with hot water, apply 1:6 heavy duty detergent solution, scrub, thorough pressure hot water rinse to remove all detergent/debris, allow to dry.	SM	3.11
460907	X	HARD SURFACES:POWER WASH Hard Landscaping:Brush to remove litter, excrement, other human debris, mould, moss growth algae and lichen, power wash all hard surfaces at a pressure not to exceed 2000 psi, remove waste and debris.	SM	2.24
460909	X	COMMUNAL AREA:COMPREHENSIVE CLEAN Communal Area:Comprehensive clean to floors and all surfaces to communal areas (all floors) stairs, landings, skirtings, handrails, to leave clean and litter free, remove waste and debris (per floor).	NO	64.70
460911	X	COMMUNAL AREA:LIGHT CLEAN Communal Area:Light clean to floors and all surfaces to communal areas (all floors) stairs, landings, skirtings, handrails, to leave clean and litter free, remove waste and debris (per floor).	NO	41.39
Disinfestation				
461001	X	DWELLING:DISINFESTATION WORKS Dwelling:Seal and secure void dwelling and carry out disinfestation works.	IT	125.67
Waste Chutes - Repairs				
463001	R	WASTE CHUTE:INSPECT TAKE DOWN REPAIR Waste Chute:Inspect, take down, repair, overhaul, refix, ease and adjust dust chute hopper.	NO	30.28
463003	R	WASTE CHUTE:CLEAR OUT BLOCKAGE (PER FLOOR) Waste Chute:Clean out blocked chute and remove debris (per floor).	IT	26.64
Demolition of Garages				
464001	X	GARAGE OR OUTBUILDING:DEMOLISH SINGLE COMPLETE Garage or Outbuilding:Demolish brick or pcc constructed single garage or outbuilding complete down to foundation level, remove waste and debris (building msd overall size), foundation left insitu.	CM	37.84

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ITEM	PRI	DESCRIPTION	UNIT	RATE
464003	X	GARAGE OR OUTBUILDING:DEMOLISH SGL COMPLETE SLAB Garage or Outbuilding:Demolish brick or pcc single garage or outbuilding complete down to and including foundation slab, make good, remove waste and debris (building msd overall size).	CM	59.98
464005	X	GARAGE OR OUTBUILDING:DEMOLISH MULTI COMPLETE Garage or Outbuilding:Demolish brick or pcc block of garages or outbuildings complete down to foundation level, remove waste and debris (building msd overall size), foundation left insitu.	CM	32.84
464007	X	GARAGE OR OUTBUILDING:DEMOLISH MULTI COMPLETE SLAB Garage or Outbuilding:Demolish brick or pcc block of garages or outbuildings complete down to and including foundation slab, make good, remove waste and debris (building msd overall size).	CM	57.47
Demolition of Sheds etc.				
464501	X	DEMOLITION OF SHED ETC:RETAIN BASE Demolition of Shed:Demolish existing shed, green house, conservatory, lean to store, animal house, pen or run, clean and disfec after removal, remove waste and debris, retain base for re-use.	IT	129.05
464503	X	DEMOLITION OF SHED ETC:REMOVE BASE Demolition of Shed:Demolish existing shed, green house, conservatory, lean to store, animal house, pen or run, clean, disfect, break up base, remove waste and debris, backfill with topsoil, make good.	IT	214.57
464505	X	DEMOLITION OF PIGEON LOFT - RETAIN BASE Demolition of Pigeon Loft:Demolish and clear away existing pigeon loft, cleaning and disinfecting after removal, clear away all debris off site, retain base for reuse.	IT	117.37
464507	X	DEMOLITION OF PIGEON LOFT ETC:- BASE Demolition of Pigeon Loft: Demolish existing pigeon loft, cleaning and disinfecting after removal, break up base, remove waste and debris, backfill with topsoil and make good.	IT	176.29

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
GLAZING				
Reglaze Doors and Windows				
Glass - Clear and Obscured				
515005	U	PANE:REGLAZE 4MM CLEAR OR OBSCURE UPTO 1SM Pane:Reglaze single pane in 4mm clear or obscure glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up paintwork to match existing, remove waste and debris.	NO	57.82
515007	U	PANE:REGLAZE 4MM CLEAR OR OBSCURE OVER 1SM Pane:Reglaze single pane in 4mm clear or obscure glass, over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up paintwork to match existing, remove waste and debris.	SM	75.76
515013	U	PANE:REGLAZE 6MM CLEAR OR OBSCURE UPTO 1SM Pane:Reglaze single pane in 6mm clear or obscure glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, remove waste and debris.	NO	73.13
515015	U	PANE:REGLAZE 6MM CLEAR OR OBSCURE OVER 1SM Pane:Reglaze single pane in 6mm clear or obscure glass, over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, remove waste and debris.	SM	93.33
Glass - Georgian Wired Cast				
520005	U	PANE:REGLAZE 7MM GWCG UPTO 1SM Pane:Reglaze single pane in 7mm georgian wired cast glass, ne 1.00sm, hack out, glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, remove waste and debris.	NO	99.63
520007	U	PANE:REGLAZE 7MM GWCG OVER 1SM Pane:Reglaze single pane in 7mm georgian wired cast glass, over 1.00sm, hack out, glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, remove waste and debris.	SM	128.50
Glass - Georgian Wired Polished				
525005	U	PANE:REGLAZE 6MM GWPP UPTO 1SM Pane:Reglaze single pane in 6mm georgian wired polished plate glass ne 1.00sm, hack out, glaze with putty, sprigs, etc., at any level, touch up decoration to match existing, remove waste and debris.	NO	139.19
525007	U	PANE:REGLAZE 6MM GWPP OVER 1SM Pane:Reglaze single pane in 6mm georgian wired polished plate glass over 1.00sm, hack out, glaze with putty, sprigs, etc., at any level, touch up decoration to match existing, remove waste and debris.	SM	181.25
Glass - Toughened				
530005	R	PANE:REGLAZE 6MM TOUGHENED UPTO 1SM Pane:Reglaze single pane in 6mm toughened safety glass ne 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, remove waste and debris.	NO	95.48

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ITEM	PRI	DESCRIPTION	UNIT	RATE
530007	R	PANE:REGLAZE 6MM TOUGHENED OVER 1SM Pane:Reglaze single pane in 6mm toughened safety glass, over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, remove waste and debris.	SM	123.46
Glass - Laminated				
535005	R	PANE:REGLAZE 6.4MM LAMINATED UPTO 1SM Pane:Reglaze single pane in 6.4mm laminated glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	91.94
535007	R	PANE:REGLAZE 6.4MM LAMINATED OVER 1SM Pane:Reglaze single pane in 6.4mm laminated glass over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	113.41
535015	R	PANE:REGLAZE 4.4MM LAMINATED UPTO 1SM Pane:Reglaze single pane in 4.4mm laminated glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	104.92
535017	R	PANE:REGLAZE 4.4MM LAMINATED OVER 1SM Pane:Reglaze single pane in 4.4mm laminated glass, over 1.00sm hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	138.56
Glass - 6.8mm Laminated/Stippolyte				
535025	R	PANE:REGLAZE 6.8MM LAMINATED/STIPPOLYTE UPTO 1 SM Pane:Reglaze single pane in 6.8mm laminated/stippolyte glass upto 1.00sm, hack out, glaze with putty, sprigs, clips or beads at any level, touch up decoration to match, remove waste and debris.	NO	135.28
535027	R	PANE:REGLAZE 6.8MM LAMINATED/STIPPOLYTE OVER 1 SM Pane:Reglaze single pane in 6.8mm laminated/stippolyte glass over 1.00sm, hack out, glaze with putty, sprigs, clips or beads at any level, touch up decoration to match, remove waste and debris.	SM	171.20
Glass - Polycarbonate				
540005	U	PANE:REGLAZE 4MM POLYCARBONATE UPTO 1SM Pane:Reglaze single pane in 4mm polycarbonate glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	76.39
540007	U	PANE:REGLAZE 4MM POLYCARBONATE OVER 1SM Pane:Reglaze single pane in 4mm polycarbonate glass, over 1.00sm hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	95.18
540055	U	PANE:REGLAZE 6MM POLYCARBONATE UPTO 1.00SM Pane:Reglaze single pane in 6mm polycarbonate glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	NO	97.23
540057	U	PANE:REGLAZE 6MM POLYCARBONATE OVER 1.00SM Pane:Reglaze single pane in 6mm polycarbonate glass, over 1.00sm hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.	SM	122.96

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Glass - 7mm Fire Safety Impact Glass				
541001	R	PANE:REGLAZE 7MM FIRE SAFETY IMPACT UPTO 1SM Pane:Reglaze single pane in 7mm clear pyrostem or pyroshield fire/safety wired impact glass upto 1.00sm, hack out, glaze with putty, beads, at any level, touch up decoration, remove waste and debris.	NO	231.37
541003	R	PANE:REGLAZE 7MM FIRE SAFETY IMPACT GLASS OVER 1SM Pane:Reglaze single pane in 7mm clear pyrostem or pyroshield fire/safety wired impact glass over 1.00sm, hack out, glaze with putty, beads, at any level, touch up decoration, remove waste and debris.	SM	300.32
Double Glazed Units - Clear Float Low E Glass				
551005	R	DOUBLE GLAZED UNIT:REGLAZE UPTO 1SM-CLEAR LOW E Double Glazed Unit:Reglaze unit ne 1.00sm, 28mm clear float low emissivity (Low E) glass flush edge hermetically sealedunit, hack out glass, glaze new unit to any frames, touch up decoration.	NO	87.77
551007	R	DOUBLE GLAZED UNIT:REGLAZE OVER 1.0SM-CLEAR LOW E Double Glazed Unit:Reglaze unit over 1.00sm with 28mm clear float low emissivity (Low E) glass flush edge hermetically sealed unit, hack out, glaze new unit to any frames, touch up decoration.	SM	129.64
551055	R	DOUBLE GLAZED UNIT:REGLAZE 28MM NE 1SM CLEAR LOW E Double Glazed Unit:Reglaze unit ne 1.00sm with 28mm hermetically sealed 4mm clear float (Low E) flush edge unit, remove/refix beads etc, hack out, glaze, touch up decoration, remove waste and debris.	NO	92.50
551057	R	DOUBLE GLAZED UNIT:REGLAZE 28MM EX 1SM CLEAR LOW E Double Glazed Unit:Reglaze unit over 1.00sm with 28mm hermetically sealed 4mm clear float (Low E) flush edge unit, remove/refix beads etc, hack out, glaze, touch up decoration, remove waste, debris.	SM	135.94
Double Glazed Units - Safety Low E Glass				
556005	R	DOUBLE GLAZED UNIT:REGLAZE UPTO 1SM SAFETY LOW E Double Glazed Unit:Reglaze unit ne 1.00sm with 28mm safety low emissivity (Low E) glass flush edge hermetically sealed unit, hack out glass, glaze new unit to any frames, touch up decoration.	NO	110.52
556007	R	DOUBLE GLAZED UNIT:REGLAZE OVER 1SM SAFETY LOW E Double Glazed Unit:Reglaze unit over 1.00sm with 28mm safety low emissivity (Low E) glass flush edgehermetically sealed unit, hack out glass, glaze new unit to any frames, touch up decoration.	SM	170.07
556055	R	DOUBLE GLAZED UNIT:REGLAZE 28MM NE 1SM SAFETY LOWE Double Glazed Unit:Reglaze unit ne 1.00sm with 28mm hermetically sealed 4mm safety (Low E) flush edge unit, remove/refix beads etc, hack out, glaze, touch up decoration, remove waste and debris.	NO	117.51
556057	R	DOUBLE GLAZED UNIT:REGLAZE 28MM EX 1SM SAFETY LOWE Double Glazed Unit:Reglaze unit over 1.00sm with 28mm hermetically sealed 4mm safety (Low E) flush edge unit, remove/refix beads etc, hack out, glaze, touch up decoration, remove waste, debris.	SM	179.41

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Vacuum Glazed Units - Legacy Vacuum Glazing				
557001	R	VACUUM DOUBLE GLAZING:REGLAZE UPTO 1SM-CLEAR Vacuum Glazed Unit:Reglaze ne 1.00sm Pilkington energiKare vac DG Clear unit, wood, metal,PVCu frames, inc remove beads etc and set aside, hack out, touch up decoration,remove waste.	NO	242.06
557003	R	VACUUM DOUBLE GLAZING:REGLAZE OVER 1SM-CLEAR Vacuum Glazed Unit:Reglaze over 1.00sm Pilkington energiKare vac DG Clear unit, wood, metal,PVCu frames, inc remove beads etc and set aside, hack out, touch up decoration,remove waste.	SM	363.86
557005	R	VACUUM DOUBLE GLAZING:REGLAZE UPTO 1SM-OBSCURE Vacuum Glazed Unit:Reglaze ne 1.00sm Pilkington energiKare vac DG Obscure unit, wood, metal,PVCu frames, inc remove beads etc and set aside, hack out, touch up decoration,remove waste.	NO	251.72
557007	R	VACUUM DOUBLE GLAZING:REGLAZE OVER 1SM-OBSCURE Vacuum Glazed Unit:Reglaze over 1.00sm Pilkington energiKare vac DG Obscure unit, wood, metal,PVCu frames, inc remove beads etc and set aside, hack out, touch up decoration,remove waste.	SM	373.53
557009	R	VACUUM DOUBLE GLAZING:REGLAZE UPTO 1SM-SAFETY Vacuum Glazed Unit:Reglaze ne 1.00sm Pilkington energiKare vac DG Laminated Safety unit, wood, metal,PVCu frames, inc remove beads etc and set aside, hack out, touch up decoration,remove waste.	NO	607.36
557011	R	VACUUM DOUBLE GLAZING:REGLAZE OVER 1SM-SAFETY Vacuum Glazed Unit:Reglaze over 1.00sm Pilkington energiKare vac DG Laminated Safety unit, wood, metal,PVCu frames, inc remove beads etc and set aside, hack out, touch up decoration,remove waste.	SM	729.17
Triple Glazed Units				
559001	R	TRIPLE GLAZING:REGLAZE UPTO 1SM-CLEAR Triple Glazed Unit:Reglaze ne 1.00sm with Triple glazed clear unit, wood, metal, PVCu frames, including remove beads etc. and set aside, hack out, touch up decoration, remove waste.	NO	161.84
559003	R	TRIPLE GLAZING:REGLAZE OVER 1SM-CLEAR Triple Glazed Unit:Reglaze over 1.00sm with triple glazed clear unit, wood, metal, PVCu frames, including remove beads etc. and set aside, hack out, touch up decoration, remove waste.	SM	207.39
559005	R	TRIPLE GLAZING:REGLAZE UPTO 1SM-OBSCURE Triple Glazed Unit:Reglaze ne 1.00sm with triple glazed obscure unit, wood, metal, PVCu frames, including remove beads etc. and set aside, hack out, touch up decoration, remove waste.	NO	161.84
559007	R	TRIPLE GLAZING:REGLAZE OVER 1SM-OBSCURE Triple Glazed Unit:Reglaze over 1.00sm with triple glazed obscure unit, wood, metal, PVCu frames, including remove beads etc. and set aside, hack out, touch up decoration, remove waste.	SM	207.39
559009	R	TRIPLE GLAZING:REGLAZE UPTO 1SM-SAFETY Triple Glazed Unit:Reglaze ne 1.00sm with triple glazed laminated safety unit, wood, metal, PVCu frames, inc remove beads etc. and set aside, hack out, touch up decoration, remove waste.	NO	217.82

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ITEM	PRI	DESCRIPTION	UNIT	RATE
559011	R	TRIPLE GLAZING:REGLAZE OVER 1SM-SAFETY Triple Glazed Unit:Reglaze over 1.00sm with triple glazed laminated safety unit, wood, metal, PVCu frames, including remove beads etc. and set aside, hack out, touch up decoration, remove waste.	SM	282.03
Double Glazing Repairs				
573091	R	CONDENSATION DRIP TRAY:RENEW Condensation Drip Tray: Carefully remove any size of double glazed unit, dismantle and renew condensation drip tray, reinstall double glazed unit including renewing any gaskets as necessary.	IT	43.89
573093	R	DOUBLE GLAZED UNITS:REFIX Double Glazed Unit:Carefully remove any size of double glazed unit, renew gaskets as necessary and refix including rebedding in silicone.	NO	46.16
Domelights				
560001	R	DOMELIGHT:REMOVE AND REFIX Domelight:Take off and refix domelight ne 1219x1219mm including all necessary drilling and plugging and redressing of upstands and flashings.	NO	84.56
560003	R	DOMELIGHT:RENEW 610X610MM COMPLETE Domelight:Renew 610x610mm translucent glass fibre reinforced domelight including all necessary drilling and plugging and renewal as necessary of flashings and upstands.	NO	300.90
560005	R	DOMELIGHT:RENEW 914X914MM COMPLETE Domelight:Renew 914x914mm translucent glass fibre reinforced domelight including all necessary drilling and plugging and renewal as necessary of flashings and upstands.	NO	404.01
560007	R	DOMELIGHT:RENEW 1210X1210MM COMPLETE Domelight:Renew 1210x1210mm translucent glass fibre reinforced domelight including all necessary drilling and plugging and renewal as necessary of flashings and upstands.	NO	630.75
Mirrors				
565001	R	MIRROR:RENEW 450X450X4MM Mirror:Renew 450x450x4mm silvered float glass mirror with polished edges and predrilled holes and fix to any background including all drilling and plugging and making good and remove waste and debris.	NO	41.30
565003	R	MIRROR:RENEW 900X600X4MM Mirror:Renew 900x600x4mm silvered float glass mirror with polished edges and predrilled holes and fix to any background including all drilling and plugging and making good and remove waste and debris.	NO	88.62
Shower Screens				
570001	R	SHOWER SCREEN:REFIX GLASS OVER BATH SCREEN Shower Screen:Refix loose framed glass over bath shower screen including all necessary drilling and plugging and make good.	NO	20.96
570003	R	SHOWER SCREEN:RENEW GLASS OVER BATH Shower Screen:Renew or supply and install framed glass over bath shower screen including remove existing, drill and plug as necessary and fit new screen, make good, remove waste and debris.	NO	124.93

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
570011	R	SHOWER SCREEN:RENEW TWO SIDED GLASS SCREEN Shower Screen:Renew any two sided framed glass shower cubicle screen and door above shower tray, remove existing, drill and plug as necessary and fit new screen including all make good.	IT	300.20
570013	R	SHOWER SCREEN:RENEW THREE SIDED GLASS SCREEN Shower Screen:Renew any three sided framed glass shower cubicle screen and door above shower tray, remove existing, drill and plug as necessary and fit new screen including all make good.	IT	443.20
570015	R	SHOWER SCREEN:REFIX GLASS SIDE PANEL Shower Screen:Refix loose framed glass panel to shower cubicle including all necessary drilling and plugging and make good.	IT	21.56
570017	R	SHOWER SCREEN:OVERHAUL DOOR Shower Screen:Overhaul, ease and adjust, renew gaskets as necessary, refix or repair loose framed glass shower door and make good.	IT	21.56
570019	R	SHOWER SCREEN:REMOVE AND REFIX Shower Screen:Remove and later refix framed glass shower cubicle side panel including all necessary drilling and plugging refix framed glass shower door and make good.	IT	40.70
Sundries				
575001	R	PUTTY:RENEW DEFECTIVE PUTTY Putty:Renew loose or defective putty, hack out old, prepare and apply new putty and touch up paintwork to match existing and remove waste and debris.	LM	5.80
575003	R	BEAD:RENEW DEFECTIVE GLAZING BEAD Bead:Renew any type of defective glazing bead including remove existing bead, clean, prepare and supply and fit new bead to match existing, sealing with silicone sealant as necessary and decorate.	LM	11.91
575005	R	BEAD:APPLY SILICONE SEAL TO GLAZING BEAD Bead:Seal around glazing bead with silicone sealant including remove existing bead, clean and prepare rebate and refix bead including touch up paintwork to match existing and remove waste and debris.	LM	7.16
575007	R	WINDOW:BED EDGES IN WASHLEATHER STRIP Window:Extra for bedding edges of glass in washleather strip including sealing externally with putty.	LM	4.16
575009	R	GASKETS:EXTRA OVER FOR COMPRESSION GASKET Gaskets:Extra over reglazing or renewal items for glazing to any metal or PVCu frame with compression gaskets instead of putty or beads.	LM	3.10
575011	R	VENT:RENEW CIRCULAR TO EXISTING OPENING Vent:Renew circular vent to existing opening including carefully remove existing plastic ventilator and fit new ventilator, glass breakage is Service Provider's risk.	NO	25.33
575013	R	VENT:FIT NEW CIRCULAR TO EXISTING GLASS Vent:Fit new circular vent to existing glass including carefully cut hole in glass and fit new ventilator, glass breakage is contractors risk.	NO	42.86
575015	R	VENT:FIT METAL PERMAVENT Vent:Supply and fit metal Permavent to window including scribing to line, knock out glass and install vent, glass breakage is contractors risk.	NO	57.45

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
575017	R	LOUVRE:RENEW BLADE NE 950MM LONG Louvre:Renew 6mm glass louvre blade ne 950mm long with polished edges including remove existing blade and bed/clip into jamb.	NO	28.86
575019	R	TEMPORARY GLAZING:FIX PRIOR TO REPLACEMENT UNIT Temporary Glazing:Provide and fix temporary glazing or boarding prior to the replacement of double glazed unit including hack out, bed and seal as necessary.	NO	36.87
575021	R	SYLGLAS:FIT TAPE NE 100MM WIDE Sylglas:Prepare and apply Sylglas tape ne 100mm wide as temporary repair.	LM	5.85
575023	R	WINDOW:APPLY SOLAR REFLECTIVE FILM Window:Prepare and apply solar reflective film to glass surfaces including all cutting and fitting to edges and remove waste and debris.	SM	22.73
575025	R	WINDOW:APPLY SAFETY FILM Window:Prepare and apply safety film to glass surfaces including all cutting and fitting to edges and remove waste and debris.	SM	29.35
575026	E	WINDOW OR DOOR:APPLY EMERGENCY REPAIR FILM Window or Door:Preapre and apply emergency repair film to glass surfaces including all cutting and fitting to edges and remove waste and debris.	SM	29.35
575027	U	SASH:EXTRA OVER GLAZING TO DISMANTLE SASH Sash:Extra over any reglazing works to windows of any type or size for removing sash or casement, dismantle, reassemble, refit, make good all disturbed (can only be claimed if instructed by the CR).	NO	82.52
Curtains				
575501	X	NET CURTAIN:SUPPLY SINGLE WIDTH Net Curtain:Supply and install new single width, full height net curtains, hemmed all edges, to glazed opening of any type or size, on and including proprietary hanging rods or wire.	SM	7.72

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
PLUMBING				
Rainwater Pipework				
Rainwater Pipework - PVCu				
601101	R	DOWNPIPE:RENEW PVCu NE 2 STOREY Downpipe:Renew round or square PVCu downpipe to ne 2 storey dwelling complete with new brackets branches, offset projections, hopperhead, shoe, cut, make joints, make good, remove waste and debris.	IT	200.40
601103	R	DOWNPIPE:RENEW PVCu 2-4 STOREY Downpipe:Renew round or square PVCu downpipe to over 2, ne 4 storey dwelling with new brackets branches, offset projections, hopperhead, shoe, cut, make joints, make good, remove waste and debris.	IT	277.72
601105	R	DOWNPIPE:RENEW PVCu PIPE Downpipe:Renew round or square PVCu downpipe, remove and refix or renew pipe brackets plugged and screwed to structure, make joints, make good, remove waste and debris.	LM	26.15
601107	R	DOWNPIPE:RENEW NE 300MM PVCu OFFSET Downpipe:Renew any type of PVCu offset, ne 300mm projection including all cutting and remake joints, make good to structure and finishes and remove waste and debris.	NO	60.03
601109	R	DOWNPIPE:RENEW PVCu HOPPER HEAD Downpipe:Renew PVCu downpipe hopperhead for round or square downpipe, plugged and screwed to brickwork including all cutting and remake joints, make good, remove waste and debris.	NO	40.02
601111	R	DOWNPIPE:RENEW PVCu SHOE Downpipe:Renew any type of PVCu downpipe shoe plugged and screwed to brickwork including all cutting and remake joints, make good to structure and finishes and remove waste and debris.	NO	17.23
601113	R	DOWNPIPE:RENEW PVCu BRANCH Downpipe:Renew round or square PVCu branch including all cutting and making joints, make good to structure and finishes and remove waste and debris.	NO	50.76
601125	R	DOWNPIPE:REMAKE PVCu JOINTS OR REFIX FITTING Downpipe:Remake any loose or leaking PVCu downpipe joint or joints to any fitting, renew drain connection adaptor or remake joint to drain or gully connection, make good (per downpipe).	IT	18.47
601119	R	DOWNPIPE:RENEW OR REFIX PVCu CLIP Downpipe:Refix or renew clip to PVCu downpipe plugged and screwed to brickwork and make good to structure and finishes and remove waste and debris.	NO	10.19
601121	R	DOWNPIPE:REMOVE AND REFIX PVCu COMPLETE Downpipe:Take down any PVCu downpipe, remove and refix pipe brackets fixed to structure, refix downpipes, hopperheads, offsets, shoes remake joints, make good, remove waste and debris.	LM	28.21

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Rainwater Pipework - Cast Iron Repairs				
601503	R	DOWNPIPE:RENEW UPTO 100MM CAST IRON PIPE Downpipe:Renew length of ne 100mm diameter cast iron downpipe, remove, refix or renew pipe brackets fixed to structure, cut and make joints, make good, decorate to match, remove waste and debris.	IT	113.75
601505	R	DOWNPIPE:REMOVE AND REFIX CAST IRON COMPLETE Downpipe:Take down any cast iron downpipe, remove refix pipe brackets fixed to brickwork and refix downpipes, hopper heads, offsets, branches, shoes, remake all joints, make good, touch up.	LM	38.62
601507	R	DOWNPIPE:RENEW CAST IRON PIPE BRACKET Downpipe:Renew any diameter cast iron downpipe bracket plugged and screwed to brickwork, make good to structure and finishes and decorate to match existing and remove waste and debris.	NO	56.90
601509	R	DOWNPIPE:REFIX LOOSE CAST IRON BRACKET Downpipe:Refix loose cast iron downpipe bracket, including replugging and screwing to brickwork, make good to structure and finishes and decorate to match existing and remove waste and debris.	NO	9.84
601511	R	DOWNPIPE:REMAKE CAST IRON JOINTS Downpipe:Remake any loose or leaking cast iron downpipe joint or joints to any fitting, make good to structure and finishes and decorate to match existing and remove waste and debris.	IT	23.86
Rainwater Gutters				
Rainwater Gutters - PVCu				
603101	R	GUTTER:RENEW NE 112MM PVCu COMPLETE Gutter:Renew with ne 112mm PVCu gutter of any profile with support brackets, angles, outlets stop ends, cutting, make gutters line and level, connections to existing guttering and downpipes.	LM	45.58
603103	R	GUTTER:RENEW 150MM PVCu COMPLETE Gutter:Renew with 150mm PVCu gutter of any profile with support brackets, angles, outlets stop ends, cutting, make gutters line and level, connections to existing guttering and downpipes.	LM	59.45
603105	R	GUTTER:RENEW NE 112MM PVCu Gutter:Renew ne 112mm PVCu gutter of any profile, including support brackets fixed to fascia including cutting, make joints, line and level and connection to existing guttering.	LM	27.59
603107	R	GUTTER:RENEW 150MM PVCu Gutter:Renew 150mm PVCu gutter of any profile, including support brackets fixed to fascia including cutting, make joints, line and level and connection to existing guttering.	LM	36.37
603109	R	GUTTER:REALIGN PVCu GUTTER Gutter:Take down any PVCu gutter, remove and refix brackets to fascia and refix gutter to brackets to line and level including all angles, outlets and stop ends and remake all joints.	LM	15.24
603111	R	GUTTER:RENEW PVCu STOP END Gutter:Renew ne 112mm PVCu gutter stop end of any profile, including remaking joints and line and level and remove waste and debris.	NO	10.75

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
603115	R	GUTTER:RENEW PVCU OUTLET Gutter:Renew ne 112mm PVCu gutter outlet of any profile, including remaking joints and line and level and remove waste and debris.	NO	16.70
603119	R	GUTTER:RENEW PVCU ANGLE Gutter:Renew ne 112mm PVCu gutter angle of any profile including remaking joints and line and level and remove waste and debris.	NO	17.70
603123	R	GUTTER:RENEW PVCU UNION Gutter:Renew ne 112mm PVCu gutter union or fitting rubbers of any profile including remake joints and line and level and remove waste and debris.	NO	15.70
603127	R	GUTTER:RENEW PVCU BRACKET Gutter:Renew ne 112mm PVCu gutter bracket of any profile including remaking joints and line and level and remove waste and debris.	NO	10.21
603131	R	GUTTER:TAKE DOWN AND REFIX PVCU OUTLET Gutter:Take down any PVCu gutter outlet and refix and remake joints.	NO	14.13
603133	R	GUTTER:REMAKE PVCU JOINT Gutter:Remake any loose or leaking PVCu gutter joint or joints to fittings including break joint, clean out and make joint and line and level.	NO	9.50
Rainwater Gutters - Cast Iron				
603301	R	GUTTER:RENEW IN CAST IRON COMPLETE Gutter:Renew ne 125mm cast iron gutter of any profile with support brackets, angles, outlets and stop ends, cutting, make gutters line and level, connections to existing guttering, decorate.	LM	107.30
603303	R	GUTTER:RENEW LENGTH OF CAST IRON Gutter:Renew ne 125mm cast iron gutter of any profile with support brackets fixed to fascia including cutting, make joints, line and level, connections to existing guttering, decorate.	LM	105.04
603305	R	GUTTER:REALIGN CAST IRON GUTTER Gutter:Take down any cast iron gutter, remove and refix brackets to fascia and refix gutter to brackets, including all angles, outlets and stop ends, remake all joints and touch up decorations.	LM	19.91
603307	R	GUTTER:RENEW CAST IRON STOP END Gutter:Renew ne 125mm cast iron gutter stop end of any profile, including remake joint, line and level, decorate to match existing to outside, one coat of bitumastic paint to inside.	NO	30.99
603309	R	GUTTER:RENEW CAST IRON OUTLET Gutter:Renew ne 125mm cast iron gutter outlet of any profile, including remake joint, line and level, decorate to match existing to outside, one coat of bitumastic paint to inside.	NO	67.75
603311	R	GUTTER:RENEW CAST IRON ANGLE Gutter:Renew ne 125mm cast iron gutter angle of any profile, including remake joint, line and level, decorate to match existing to outside, one coat of bitumastic paint to inside.	NO	70.08
603313	R	GUTTER:RENEW CAST IRON UNION Gutter:Renew ne 125mm cast iron gutter Union of any profile, including remake joint, line and level, decorate to match existing to outside, one coat of bitumastic paint to inside.	NO	51.16

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
603315	R	GUTTER:RENEW CAST IRON BRACKET Gutter:Renew gutter bracket for cast iron gutter including line and level and rub down, prepare for and decorate to match existing and remove waste and debris.	NO	40.29
603317	R	GUTTER:TAKE DOWN AND REFIX CAST IRON OUTLET Gutter:Take down any cast iron gutter outlet and refix, remake all joints and touch up decorations.	NO	47.15
603319	R	GUTTER:REMAKE CAST IRON JOINTS Gutter:Remake any cast iron gutter joint including break joint, clean out and make joint and touch up decorations.	NO	21.12
Gutters/Downpipes - Clean Out				
603901	R	DOWNPIPE:CLEAR BLOCKAGE NE 2 STOREY Downpipe:Clear blockage from downpipe ne 2 storey including gain access, rod, flush out and test including clean out gulley and remove waste and debris (not to be claimed with 603903).	IT	17.54
603902	R	DOWNPIPE:CLEAR BLOCKAGE 2 TO 4 STOREY Downpipe:Clear blockage from downpipe any 2 to 4 storey including gain access, rod, flush out and test including clean out gulley and remove waste and debris (not to be claimed with 603903).	IT	35.88
603903	R	GUTTER:CLEAN AND FLUSH OUT PER ELEVATION Gutter:Clean out debris from gutters to any type of property including flush out and test, rod downpipe including clean out gulley and remove spoil on completion (per elevation).	IT	42.09
603905	R	HOPPER:CLEAR OUT BLOCKED HOPPER HEAD Hopper:Clear out blocked hopper head including rod if necessary, flush out and test and remove debris from site on completion and remove waste and debris.	NO	16.83
603907	R	FLAT ROOF OUTLET:CLEAR BLOCKED Flat Roof Outlet:Clear out blocked flat roof outlet including rod if necessary, flush out and test and remove debris from site on completion and remove waste and debris.	IT	23.38
Foul Drainage Above Ground				
Soil and Vent Stacks - External - PVCu				
610101	R	STACK:RENEW EXTERNAL PVCU COMPLETE NE 2 STOREY Stack:Take down external soil stack complete to any dwelling ne 2 storey, renew with 110mm PVCu pipework with all fittings, make joints, fixed to structure, make good to structure, finishes, test.	IT	477.48
610103	R	STACK:RENEW EXTERNAL PVCU COMPLETE 2 TO 4 STOREY Stack:Take down external soil stack complete to any dwelling over 2, ne 4 storey, renew with 110mm PVCu pipework with all fittings, make joints, fixed to structure, make good, test.	IT	721.15
610105	R	STACK:RENEW EXTERNAL 110MM PVCU SOIL STACK Stack:Renew 110mm diameter PVCu length or section of external soil stack, renew or refix clips as necessary, including cut and make joints, make good to structure and finishes and test.	LM	25.54

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
610107	R	STACK:RENEW EXTERNAL PVCu SOIL STACK BRACKET Stack:Renew 110mm diameter external PVCu soil stack pipe bracket securely plugged and screwed to any background, make good to structure and finishes and test and remove waste and debris.	NO	11.26
610109	R	STACK:RENEW EXTERNAL PVCu WC BRANCH PIPE Stack:Renew 110mm diameter external PVCu soil stack wc branch pipe with access, connect to pan, including cutting, make joints, cut holes to walls, make good to structure, finishes and test.	NO	89.58
610111	R	STACK:RENEW EXTERNAL PVCu OFFSET Stack:Renew 110mm diameter external PVCu soil stack offset including cutting and making all necessary joints, make good to structure and finishes and test and remove waste and debris.	NO	39.37
610113	R	STACK:RENEW EXTERNAL PVCu JUNCTION Stack:Renew 110mm diameter external PVCu soil stack junction with access including cutting and making all necessary joints and make good to structure and finishes and test and remove waste and debris.	NO	56.09
610115	R	STACK:RENEW EXTERNAL PVCu ACCESS BEND Stack:Renew 110mm diameter external PVCu soil stack access bend, including cutting and making all necessary joints, make good to structure and finishes and test and remove waste and debris.	NO	74.68
610117	R	STACK:RENEW EXTERNAL PVCu ACCESS PIPE Stack:Renew 110mm diameter external PVCu soil stack access pipe, including cutting and making all necessary joints, make good to structure and finishes and test and remove waste and debris.	NO	60.62
610119	R	STACK:RENEW EXTERNAL PVCu VENT TERMINAL Stack:Renew 110mm diameter external PVCu soil stack/vent terminal and weathering slate and make good to roofing.	NO	74.81
610121	R	STACK:RENEW EXTERNAL PVCu DOUBLE SOCKET Stack:Renew 110mm diameter external PVCu soil stack double socket, including cutting and making all necessary joints, make good to structure and finishes and test and remove waste and debris.	NO	43.12
610123	R	STACK:RENEW EXTERNAL PVCu DRAIN CONNECTOR Stack:Renew drain connection with 110mm diameter external PVCu soil stack drainage adaptor.	NO	38.80
610125	R	STACK:RENEW EXTERNAL PVCu 110MM BOSS CONNECTOR Stack:Renew 110mm diameter external PVCu soil stack boss connector, including cutting and making all necessary joints, make good and test and remove waste and debris.	NO	43.59
610127	R	STACK:RENEW EXTERNAL PVCu BOSS ADAPTOR Stack:Renew 32mm or 40mm diameter external solvent PVCu boss adaptor, including any additional renewal of boss pipe and remove waste and debris.	NO	27.49
610129	R	STACK:REPAIR FRACTURE ON EXTERNAL PVCu AT SLAB Stack:Repair fractured external soil outlet at slab level, break up slab, repair pipe-work, fix new pipe or fitting with new clips, remake joints, make good, test (measured per pipe or fitting).	IT	121.05

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ITEM	PRI	DESCRIPTION	UNIT	RATE
610131	R	STACK:ACCESS COVER TO EXISTING EXTERNAL PVCU Stack:Insert or cut into existing external PVCu soil stack, fix new proprietary bolted removable access covers and seals, maintain integrity of system with compatible seals or solvent welding.	IT	68.19
610133	R	STACK:RENEW PVCU BALLOON GRATING Stack:Renew PVCu balloon grating to soil stack.	NO	21.25
610135	R	PIPE:REMOVE REDUNDANT SOIL AND VENT Pipe:Remove any type and size of redundant soil and vent pipe, to dwelling ne two storey including all fittings, make good finishes and remove waste and debris.	NO	19.14
Soil and Vent Stacks - Internal - PVCu				
610301	R	STACK:RENEW INTERNAL PVCU COMPLETE NE 2 STOREY Stack:Take down internal soil stack complete to any dwelling ne 2 storey, renew with 110mm PVCu pipework with all fittings, make joints, fixed to structure, make good, remove, refix casings, test.	IT	484.08
610303	R	STACK:RENEW INTERNAL PVCU COMPLETE 2-4 STOREY Stack:Take down internal soil stack complete to any dwelling over 2 ne 4 storey renew with 110mm PVCu pipework, all fittings, make joints, fixed to structure, make good, remove, refix casings, test.	IT	683.18
610305	R	STACK:RENEW INTERNAL 110MM PVCU SOIL STACK Stack:Renew 110mm diameter PVCu length or section of internal soil stack, soil stack, renew or refix clips as necessary, including cut, make joints, make good, remove, refix duct casings and test.	LM	25.98
610307	R	STACK:RENEW INTERNAL PVCU SOIL STACK BRACKETS Stack:Renew 110mm diameter internal PVCu soil stack pipe bracket securely plugged and screwed to any background, make good to structure, finishes remove, refix duct casings and test, remove debris.	NO	14.67
610309	R	STACK:RENEW INTERNAL PVCU WC BRANCH PIPE Stack:Renew 110mm diameter internal PVCu soil stack wc branch pipe with access, connect to pan, including cutting, make joints, bulders work, make good, remove, refix casings, test, remove debris.	NO	87.49
610311	R	STACK:RENEW INTERNAL PVCU OFFSET Stack:Renew 110mm diameter internal PVCu soil offset including cutting and make all necessary joints, make good, remove, refix casings, test, remove waste and debris.	NO	39.81
610313	R	STACK:RENEW INTERNAL PVCU JUNCTION Stack:Renew 110mm diameter internal PVCu soil stack junction with access including cutting and make all necessary joints, make good, remove, refix casings, test, remove waste and debris.	NO	52.30
610315	R	STACK:RENEW INTERNAL PVCU ACCESS BEND Stack:Renew 110mm diameter internal PVCu soil stack access bend, including cutting and make all necessary joints, make good, remove, refix casings, test, remove waste and debris.	NO	72.15
610317	R	STACK:RENEW INTERNAL PVCU ACCESS PIPE Stack:Renew 110mm diameter internal PVCu soil stack access pipe, including cutting and make all necessary joints, make good, remove, refix casings, test, remove waste and debris.	NO	58.09

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
610319	R	STACK:RENEW INTERNAL PVCU DOUBLE SOCKET Stack:Renew 110mm diameter internal PVCu soil stack double socket, including cutting and make all necessary joints, make good, remove, refix casings, test, remove waste and debris.	NO	39.74
610321	R	STACK:RENEW INTERNAL PVCU 110MM BOSS CONNECTOR Stack:Renew 110mm diameter internal PVCu soil stack boss connector, including cutting and make all necessary joints, make good, remove, refix casings, test, remove waste and debris.	NO	41.05
610323	R	STACK:RENEW INTERNAL PVCU BOSS ADAPTOR Stack:Renew 32mm or 40mm diameter internal solvent PVCu boss adaptor, including any additional renewal of boss pipe, remove and refix duct casings and access panels and the like for access.	NO	25.16
610325	R	STACK:REPAIR FRACTURE ON INTERNAL PVCU AT SLAB Stack:Repair fractured internal soil outlet at, slab level, break up slab, repair pipework, fix new pipe or fitting with new clips, remake joints, make good, remove, refix casings, test.	IT	137.01
610327	R	STACK:ACCESS COVER TO EXISTING INTERNAL PVCU STACK Stack:Insert or cut into existing internal PVCu, soil stack, fix new proprietary bolted removable access covers and seals, maintain integrity of system, remove and refix duct casings.	IT	87.28
610329	R	STACK:RENEW PVCU AIR ADMITTANCE VALVE Stack:Renew Air Admittance Valve to PVCu internal soil stack including gain access, remove existing and fix new to existing PVC or CI stack including either socket or adaptor as necessary.	IT	51.74
610331	R	STACK:REMAKE JOINT PVCU STACK Stack:Remake ne 100mm diameter PVCu soil stack joint including break joint, clean out and make joint.	NO	28.60
Soil and Vent Stacks - Cast Iron - Repairs				
610501	R	STACK:RENEW NE 150MM CAST IRON NE 2M Stack:RenewUp to 150mm diameter cast iron soil stack length ne 2m long with existing or new clips or ears including all cutting, remake joints, make good and decorate to match existing.	NO	162.71
610503	R	STACK:REMAKE JOINT TO CAST IRON STACK Stack:Remake ne 150mm diameter cast iron soil stack joint.	NO	43.29
610505	R	STACK:RENEW CAST IRON OFFSET Stack:Renew ne 150mm diameter offset to cast iron soil stack including remake joints and decorate to match existing and remove waste and debris.	NO	113.10
610507	R	STACK:RENEW CAST IRON BRANCH Stack:Renew ne 150mm diameter branch to cast iron soil stack including remake joints and decorate to match existing and remove waste and debris.	NO	246.08

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Waste Pipework and Fittings				
Waste Pipework and Fittings - Plastic				
620101	R	WASTE:RENEW 32MM PIPE AND TRAP BASIN Waste:Renew waste to sink or basin in ne 32mm plastic pipework complete with trap, all fittings, clips, cut or form holes, make good, make all connections to stack, gully or hopperhead, test.	NO	54.34
620103	R	WASTE:RENEW 40MM PIPE AND TRAP SINK Waste:Renew waste to sink or basin in ne 40mm plastic pipework complete with trap, all fittings, clips, cut or form holes and make good, make all connections to stack, gully or hopperhead, test.	NO	60.85
620105	R	WASTE:RENEW 40MM PIPE AND TRAP BATH Waste:Renew waste to any bath in ne 40mm plastic pipework complete with trap, all fittings, clips, cut or form holes and make good, make all connections to stack, gully or hopperhead, test.	NO	75.16
620107	R	WASTE:RENEW 40MM PIPE AND TRAP SHOWER Waste:Renew waste to any shower in ne 40mm plastic pipework complete with sealed trap, all fittings, clips, remove, refix tray, cut, form holes, make good, make all connections, test.	NO	171.75
620117	R	TRAP:RENEW 32MM SINK OR BASIN TRAP Trap:Renew ne 32mm diameter plastic trap to sink or basin including all adjustments to pipework, make all connections and test on completion and remove waste and debris.	NO	13.82
620119	R	TRAP:RENEW 40MM SINK OR BASIN TRAP Trap:Renew ne 40mm diameter plastic trap to sink or basin including all adjustments to pipework, make all connections and test on completion and remove waste and debris.	NO	13.53
620121	R	TRAP:RENEW NE 40MM BATH TRAP Trap:Renew ne 40mm diameter plastic trap to bath including all adjustments to pipework, make all connections and test on completion and remove waste and debris.	NO	19.91
620123	R	TRAP:RENEW NE 40MM SHOWER TRAP Trap:Renew ne 40mm diameter plastic sealed trap to shower including all adjustments to pipework, make all connections, remove and refix tray and test and remove waste and debris.	NO	106.93
620109	R	WASTE:RENEW NE 40MM BEND OR CONNECTOR Waste:Renew ne 40mm diameter plastic straight connector or bend, make all necessary joints to waste pipe and trap or stack and test all joints on completion and remove waste and debris.	NO	13.83
620111	R	WASTE:RENEW NE 40MM TEE Waste:Renew ne 40mm diameter plastic tee, make all necessary joints and test on completion and remove waste and debris.	NO	17.14
620113	R	WASTE:RENEW LEAKING JOINT Waste:Renew joint of waste fitting, including remove and securely refix and make all necessary joints and test on completion and remove waste and debris.	NO	9.93

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
620115	R	WASTE:RENEW PLASTIC PIPE CLIP Waste:Renew or supply and fix pipe clip for any diameter plastic pipe including plugging and screwing as necessary.	NO	3.54
620131	R	PIPE:RENEW 32MM WASTE Pipe:Renew any pipe with 32mm plastic waste pipe with all brackets, connections, bends, tees etc, cut/form holes and make good, make all necessary connections to stack, gulley or hopper head and test.	LM	21.72
620133	R	PIPE:RENEW 40MM WASTE Pipe:Renew any pipe with 40mm plastic waste pipe with all brackets, connections, bends, tees etc, cut/form holes and make good, make all necessary connections to stack, gulley or hopper head and test.	LM	21.93
620135	R	PIPE:RENEW 50MM WASTE Pipe:Renew any pipe with 50mm plastic waste pipe with all brackets, connections, bends, tees etc, cut/form holes and make good, make all necessary connections to stack, gulley or hopper head and test.	LM	27.21
620137	R	PIPE:PROVIDE CAPPED END Pipe:Provide capped end to any UPVC waste pipe ne 63mm diameter.	NO	8.53
620139	R	PIPE:REMOVE REDUNDANT WASTE Pipe:Remove any type and size of redundant waste pipe including all fittings, make good finishes and remove waste and debris.	NO	7.66
Waste Pipework and Fittings - Copper				
620307	U	WASTE:REPAIR LEAK ON COPPER WASTE Waste:Repair leaking joint(s) to any copper waste fitting including remove and refix and all adjustments to pipework/fittings as necessary.	NO	13.97
Soil/Waste Pipe Blockages				
620501	E	STACK:CLEAR BLOCKAGE NE 2 STOREY Stack:Clear blockage from soil stack ne 2 storey including gain access, remove and refix any duct covers, rod, flush out and test and remove waste and debris from site on completion.	IT	47.97
620503	E	STACK:CLEAR BLOCKAGE 2-4 STOREY Stack:Clear blockage from soil stack over 2, ne 4 storey including gain access, remove and refix any duct covers, rod, flush out and test and remove waste and debris from site on completion.	IT	71.35
620505	E	BATH:CLEAR BLOCKAGE TO WASTE Bath:Clear blockage to waste fitting, pipe or trap, flush out and test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	23.54
620507	E	BASIN OR SINK:CLEAR BLOCKAGE Basin or Sink:Clear blockage to waste fitting, pipe or trap, flush out and test, remove and refix any access panels etc. as necessary, remove debris on completion, make good any finishes disturbed.	NO	13.97
620509	E	WASHING MACHINE:CLEAR BLOCKED WASTE Washing Machine:Clear blockage to waste pipe or trap, flush out and test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	10.78

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
620513	E	WC PAN:CLEAR BLOCKAGE INCLUDING REMOVE WC Pan:Clear blockage to wc pan including remove refix pan, remake all joints, flush out and test, remove, refix any access panels etc, remove debris on completion, make good any finishes disturbed.	NO	40.70
620515	U	SHOWER:CLEAR BLOCKAGE INCLUDING REMOVE Shower:Clear blockage to shower including remove/refix tray, flush out test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	26.73
620517	E	MACERATOR:CLEAR BLOCKAGE Macerator:Clear blockage to macerator and associated pipework, disconnect/reconnect electricity, pipework, remove and refix access panels, remove debris, flush out and test, make good.	NO	40.70
Fittings, Equipment and Appliances for Services				
Sinks				
630101	R	SINK TOP:RENEW SINGLE DRAINER TOP - TAPS Sink Top:Renew with any size/type stainless steel single drainer sink top complete with taps, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	265.40
630103	R	SINK TOP:RENEW DOUBLE DRAINER TOP - TAPS Sink Top:Renew with any size/type stainless steel double drainer sink top complete with taps, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	367.50
630105	R	SINK UNIT:RENEW SINGLE DRAINER TOP TAPS BASE UNIT Sink Unit:Renew with any size/type stainless steel single drainer sink top and base unit, new taps waste fittings, connect to pipework, valves,chain, trap, splashback, sealant, crossbond, test.	NO	477.01
630107	R	SINK TOP:REFIX ANY LOOSE SINK TOP Sink Top:Refix any type and size of loose sink top including disconnect, remove and refix taps, pipework and fittings as necessary, remake silicone sealant joints and crossbond.	NO	48.68
630109	R	SINK:RENEW PLUG AND CHAIN Sink:Renew rubber plug and chain to sink and securely fix to and including new stud or backplate as necessary.	NO	8.51
630111	R	SINK:RENEW NE 42MM CP WASTE Sink:Renew ne 42mm cp waste fitting including disconnect trap, fix new waste fitting, plug and chain and reconnect trap including all adjustments to pipework as necessary and test.	NO	25.24
630113	R	SINK:RENEW NE 42MM CP COMBINED WASTE Sink:Renew ne 42mm cp waste and combined overflow including disconnect trap, fix new waste fitting, overflow, plug and chain and reconnect trap, adjustment to pipework as necessary, test.	NO	35.81
630115	R	SINK:REFIX OR RENEW CANTILEVER BRACKETS Sink:Refix or renew cantilever brackets to any size or type of fireclay sink including disconnect and remove/refix sink if required and reconnect all pipework, all necessary plugging, make good.	NO	74.36

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
630147	R	SINK:OVERHAUL Sink:Overhaul any type of kitchen sinktop, disconnect/reconnect, dismantle, service, re-assemble taps, waste, overflow etc., remake joints, resecure waste, sink to base unit, clean sink, make good.	IT	32.73
630149	R	SINK:DISCONNECT AND REMOVE Sink:Remove sink and sink base unit complete, disconnect, seal off all supply and waste pipework, make good to all wall and floor finishes, remove waste and debris (sink and unit not being renewed).	IT	18.07
630102	R	SINK TOP:RENEW SINGLE DRAINER TOP - MIXER Sink Top:Renew with any size/type stainless steel single drainer sink top complete with mixer, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	309.87
630104	R	SINK TOP:RENEW DOUBLE DRAINER TOP - MIXER Sink Top:Renew with any size/type stainless steel double drainer sink top complete with mixer, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	411.97
630106	R	SINK UNIT:RENEW SINGLE DRAINER TOP MIXER BASE UNIT Sink Unit:Renew with any size/type stainless steel single drainer sink top and base unit, new mixer, waste fittings, connect to pipework, valves,chain, trap, splashback, sealant, crossbond, test.	NO	521.49
630117	R	SINK TOP:RENEW SINGLE DRAINER DEEP BOWL TOP TAPS Sink Top:Renew with any size/type stainless steel deep bowl single drainer sink top with taps, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	256.94
Sinks - Deep Bowl				
630119	R	SINK TOP:RENEW DOUBLE DRAINER DEEP BOWL TOP TAPS Sink Top:Renew with any size/type stainless steel deep bowl double drainer sink top with taps, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	355.42
630121	R	SINK UNIT:RENEW SINGLE DRAINER DEEP TOP TAPS BASE Sink Unit:Renew with any size/type stainless steel deep bowl single drainer sink top and base unit, new taps, waste fittings, pipework, valves,chain, trap, splashback, sealant, crossbond, test.	NO	443.04
630141	R	SINK TOP:RENEW SINGLE DRAINER DEEP BOWL TOP MIXER Sink Top:Renew with any size/type stainless steel deep bowl single drainer sink top with mixer, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	301.42
630143	R	SINK TOP:RENEW DOUBLE DRAINER DEEP BOWL TOP MIXER Sink Top:Renew with any size/type stainless steel deep bowl double drainer sink top with mixer, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	399.90
630145	R	SINK UNIT:RENEW SINGLE DRAINER DEEP TOP MIXER BASE Sink Unit:Renew with any size/type stainless steel deep bowl single drainer sink top and base unit, new mixer, waste fittings, pipework, valves,chain, trap, splashback, sealant, crossbond, test.	NO	487.51

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Sink Tops - Inset				
630201	R	SINK TOP:SUPPLY INSET TAPS Sink Top:Fix 508x935mm stainless steel inset single bowl single drainer sink top, with taps, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	220.34
630203	R	SINK TOP:RENEW INSET WITH TAPS Sink Top:Renew with 508x935mm stainless steel inset single bowl single drainer sink top, with taps, waste, plug, chain, trap, service valves, make all connections, sealant, crossbond, test.	NO	207.58
630221	R	SINK TOP:SUPPLY INSET MIXER Sink Top:Fix 508x935mm stainless steel inset single bowl single drainer sink top, with mixer, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	264.81
630223	R	SINK TOP:RENEW INSET WITH MIXER Sink Top:Renew with 508x935mm stainless steel inset single bowl single drainer sink top, with mixer, waste, plug, chain, trap, service valves, make all connections, sealant, crossbond, test.	NO	252.05
Sink Tops - Deep Bowl Inset				
630211	R	SINK TOP:SUPPLY DEEP BOWL INSET TAPS Sink Top:Fix 508x935mm stainless steel inset single deep bowl single drainer sink top, with taps, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	220.34
630213	R	SINK TOP:RENEW WITH DEEP BOWL INSET TAPS Sink Top:Renew with 508x935mm stainless steel single deep bowl single drainer sink top, with taps, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	252.05
630231	R	SINK TOP:SUPPLY DEEP BOWL INSET MIXER Sink Top:Fix 508x935mm stainless steel inset single deep bowl single drainer sink top, with mixer, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test.	NO	264.81
630233	R	SINK TOP:RENEW WITH DEEP BOWL INSET MIXER Sink Top:Renew with 508x935mm stainless steel single deep bowl single drainer sink top, with mixer, waste, plug, chain, trap, service valves, make all connections, splashback, sealant, crossbond, test	NO	252.05
Sink Base Units				
630301	R	SINK UNIT:REMOVE SINK TOP AND RENEW 1M BASE TAPS Sink Unit:Remove stainless steel sink top and set aside, renew 1000mm long sink base unit, refix and reconnect existing sink top, valves, renew taps, sealant, remake connections, crossbond, test.	NO	317.01
630303	R	SINK UNIT:REMOVE SINK TOP RENEW 1.2M BASE TAPS Sink Unit:Remove stainless steel sink top and set aside, renew 1200mm long sink base unit, refix and reconnect existing sink top, valves, renew taps, sealant, remake connections, crossbond, test.	NO	372.34
630305	R	SINK UNIT:REMOVE SINK TOP RENEW 1.5M BASE TAPS Sink Unit:Remove stainless steel sink top and set aside, renew 1500mm long sink base unit, refix and reconnect existing sink top, valves, renew taps, sealant, remake connections, crossbond, test.	NO	409.41

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
630311	R	SINK UNIT:REMOVE SINK TOP AND RENEW 1M BASE MIXER Sink Unit:Remove stainless steel sink top and set aside, renew 1000mm long sink base unit, refix and reconnect existing sink top, valves, new mixer, sealant, remake connections, crossbond, test.	NO	361.48
630313	R	SINK UNIT:REMOVE SINK TOP RENEW 1.2M BASE MIXER Sink Unit:Remove stainless steel sink top and set aside, renew 1200mm long sink base unit, refix and reconnect existing sink top, valves, new mixer, sealant, remake connections, crossbond, test.	NO	416.81
630315	R	SINK UNIT:REMOVE SINK TOP RENEW 1.5M BASE MIXER Sink Unit:Remove stainless steel sink top and set aside, renew 1500mm long sink base unit, refix and reconnect existing sink top, valves, new mixer, sealant, remake connections, crossbond, test.	NO	453.89
WC Suites				
630501	U	WC SUITE:RENEW LOW LEVEL WITH PLASTIC CISTERN WC Suite:Renew wc suite complete with pan, 6 litre plastic low level cistern, service valve, make flush, soil pipe joints with Easy-Fit connectors, test all joints, plastic seat and lid.	NO	299.80
630503	U	WC SUITE:RENEW LOW LEVEL WITH CHINA CISTERN WC Suite:Renew wc suite complete with pan, 6 litre china low level cistern, service valve, make flush, soil pipe joints with Easy-Fit connectors, test all joints, plastic seat and lid.	NO	287.33
630505	U	WC SUITE:RENEW HIGH LEVEL WITH PLASTIC CISTERN WC Suite:Renew wc suite complete with pan, 6 litre plastic high level cistern, service valve, make flush, soil pipe joints with Easy-Fit connectors, test all joints, plastic seat and lid.	NO	316.21
630507	U	WC SUITE:RENEW HIGH LEVEL WITH CHINA CISTERN WC Suite:Renew wc suite complete with pan, 6 litre china high level cistern, service valve, make flush, soil pipe joints with Easy-Fit connectors, test all joints, plastic seat and lid.	NO	366.01
630509	U	WC SUITE:RENEW CLOSE COUPLED WC Suite:Renew vitreous china close coupled wc suite with pan 6 litre china cistern, service valve, make soil pipe joint with Easy-Fit connector, test, plastic seat and lid to pan.	NO	211.63
630511	U	WC PAN:RENEW COMPLETE WC Pan:Renew wc pan fixed to floor, including any plugging, renew wc cone, remake flush pipe and soil pipe joints with Easy-Fit connectors, fix new plastic seat and lid to pan, make good.	NO	154.41
630513	U	WC PAN:RENEW SEAT COMPLETE WC Pan:Renew single or double flap seat and bracket to wc pan and remove waste and debris.	NO	26.63
630514	R	WC SUITE:REMOVE COMPLETE WC Suite:Remove WC suite complete including disconnect pan and cistern, seal off soil pipe connection, cut back, seal off pipework, make good, and remove waste and debris (wc suite not being renewed).	NO	44.04
630516	R	WC PAN:OVERHAUL ANY TYPE WC Pan:Overhaul any type of pan, renew seat and cover, seat hinges, refix seat, refix pan, renew flush pipe, renew wc cone and flush pipe joint, remake connections, leave wc pan in working order.	NO	56.74

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
630521	U	WC PAN:RENEW FLUSH PIPE WC Pan:Renew 32mm diameter low or high level flush pipe, make joint to pan with new cone and to cistern and remove waste and debris.	NO	14.22
630533	R	WC CISTERN:RENEW LOW LEVEL PLASTIC WC Cistern:Renew with 6 litre plastic low level cistern complete plugged to wall reconnect existing supply overflow and flush pipework, service valve, test and make good to all finishes.	NO	114.02
630535	R	WC CISTERN:RENEW LOW LEVEL CHINA WC Cistern:Renew with 6 litre china low level cistern complete plugged to wall reconnect existing supply overflow and flush pipework, service valve, test and make good to all finishes.	NO	104.74
630537	R	WC CISTERN:RENEW HIGH LEVEL PLASTIC WC Cistern:Renew with 6 litre plastic high level cistern complete plugged to wall reconnect existing supply overflow and flush pipework, service valve, test and make good to all finishes.	NO	126.78
630539	R	WC CISTERN:RENEW HIGH LEVEL CHINA WC Cistern:Renew with 6 litre china high level cistern complete plugged to wall reconnect existing supply overflow and flush pipework, service valve, test and make good to all finishes.	NO	179.77
630541	R	WC CISTERN:RENEW HIGH WITH LOW PLASTIC WC Cistern:Renew wc high level cistern with 6 litre plastic wc low level cistern plugged to wall reconnect existing supply overflow and flush pipework, service valve, test and make good.	NO	126.97
630543	R	WC CISTERN:RENEW HIGH WITH LOW CHINA WC Cistern:Renew wc high level cistern with 6 litre china wc low level cistern plugged to wall reconnect existing supply overflow and flush pipework, service valve, test and make good.	NO	117.69
630545	R	WC CISTERN:REFIX INCLUDING RENEW BRACKET WC Cistern:Refix any wc cistern, turn off/on supply, disconnect, reconnect pipework, replug to wall, remove existing and fix new brackets and refix cistern, test and make good to all finishes.	NO	34.75
630559	R	WC CISTERN:RENEW OVERFLOW WC Cistern:Renew polypropylene overflow pipe to cistern, disconnect, remove existing overflow pipe fit new overflow pipe, including fittings, clips, cut and make good holes and finishes as necessary.	NO	61.34
630571	R	WC CISTERN:OVERHAUL ANY TYPE WC Cistern:Overhaul any type of cistern, if necessary renew any parts including lid, remake joints, including turn off/on water supply, test on completion and leave cistern in working order.	IT	27.25
630573	R	WC CISTERN/PAN:OVERHAUL ANY TYPE WC Cistern/Pan:Overhaul any type of wc suite, renew, overhaul or refix any parts, remake connections, check flushing operation, repair leaks, test, wc suite in working order, remove waste and debris.	IT	65.54
Macerators				
630601	R	MACERATOR:RENEW OR INSTALL 5M Macerator:Supply/install or renew proprietary macerator system to wc suite, 20AMP DP fused switch, all cabling, mini trunking, RCBO/MCB+RCD, pipework to SVP ne 5m, test, make good.	IT	570.41

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
630603	R	MACERATOR:RENEW OR INSTALL 10M Macerator:Supply/install or renew proprietary macerator system to wc suite, 20AMP DP fused switch, all cabling, mini trunking, RCBO/MCB+RCD, pipework to SVP ne 10m, test, make good.	IT	598.94
630605	U	MACERATOR:OVERHAUL ANY TYPE Macerator:Overhaul any type of macerator in accordance with manufacturers technical data sheet, disconnect/reconnect electricity supply, flush out, test and remove waste and debris.	IT	43.12
Wash Hand Basins				
630701	R	BASIN:RENEW ON BRACKETS COMPLETE TAPS Basin:Renew wash hand basin size ne 560x406mm complete with brackets, taps, waste, service valves,chain, trap, make all connections, test, splashback, silicone sealant, crossbond.	NO	200.28
630703	R	BASIN:RENEW COMPLETE WITH PEDESTAL TAPS Basin:Renew wash hand basin size ne 560x406mm complete with pedestal, taps, waste, service valves,chain, trap, make all connections, test, splashback, silicone sealant, crossbond.	NO	247.19
630731	R	BASIN:RENEW ON BRACKETS COMPLETE MIXERS Basin:Renew wash hand basin size ne 560x406mm complete with brackets, mixer, waste, service valves,chain, trap, make all connections, test, splashback, silicone sealant, crossbond.	NO	250.72
630733	R	BASIN:RENEW COMPLETE WITH PEDESTAL MIXER Basin:Renew wash hand basin size ne 560x406mm complete with pedestal, mixer, waste, service valves,chain, trap, make all connections, test, splashback, silicone sealant, crossbond.	NO	297.64
630705	R	BASIN:RENEW PEDESTAL ONLY Basin:Renew any wash hand basin pedestal, turn water off and on, remove, refix wash hand basin renew pedestal, reconnect to pipework, service valves, sealant, make good crossbond.	NO	91.69
630707	R	BASIN:DISCONNECT AND REMOVE Basin:Remove basin including brackets/pedestal complete, disconnect and seal off pipework, and remove waste and debris.	NO	33.55
630713	R	BASIN:REFIX WASH HAND BASIN Basin:Refix wash hand basin, turn off water and on disconnect, refix basin onto bracket, renew brackets if necessary, make connections, services valves, and test all joints, remake crossbond.	NO	55.09
630714	R	BASIN:OVERHAUL Basin:Overhaul any type of wash hand basin, as necessary, refix to brackets or pedestal, sealant to splashback/vanity unit, reseal, overhaul waste/overflow, clean trap, overhaul taps or mixers.	IT	23.40
630715	R	BASIN:RENEW PLUG AND CHAIN Basin:Renew rubber plug and chain to basin and secure to stud.	NO	5.32
630717	R	BASIN:RENEW CP WASTE FITTING Basin:Renew 32mm chromium plated waste fitting to wash hand basin, complete with plug and chain, bed and fix new waste and make connection to trap, and test all newly made joints on completion.	NO	28.24

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
630719	R	BASIN:RENEW CP POP-UP WASTE Basin:Renew 32mm chromium plated pop-up waste fitting to basin, with rod cover, fixing rod, bed, fix new waste, make connection to trap, connect pop-up fitting, test, remove/refix pedestal.	NO	36.99
630721	R	BASIN:OVERHAUL CP POP-UP WASTE Basin:Overhaul 32mm chromium plated pop-up waste fitting to basin, renew any parts, rebed, remake connection to trap, reconnect pop-up fitting and test, remove and refix pedestal.	NO	26.39
Baths				
630901	R	BATH:RENEW 1700MM STEEL WITH TAPS Bath:Renew upto 1700mm heavy duty steel bath complete with taps, waste, plug, chain, trap service valves, bath panels, splashback, silicone sealant, make all connections, crossbond, test.	NO	512.40
630909	R	BATH:RENEW 1700MM ACRYLIC WITH TAPS Bath:Renew upto 1700mm long 8mm thick Acrylic bath complete with taps, waste, plug, chain, service valves, bath panels, splashback, silicone sealant, connections, crossbond, test.	NO	477.40
630937	R	BATH:RENEW 1700MM STEEL WITH SHOWER MIXER Bath:Renew upto 1700mm heavy duty steel bath complete with shower mixer, waste, plug, chain, trap service valves, bath panels, splashback, silicone sealant, make all connections, crossbond, test.	NO	540.99
630939	R	BATH:RENEW 1700MM ACRYLIC WITH SHOWER MIXER Bath:Renew upto 1700mm long 8mm thick Acrylic bath complete with shower mixer, waste, plug, chain, service valves, bath panels, splashback, silicone sealant, connections, crossbond, test.	NO	491.36
630941	R	BATH:RENEW 1700MM STEEL SHOWER MIXER - WET AREA Bath:Renew upto 1700mm heavy duty steel bath complete with shower mixer, waste, plug, chain, trap service valves, bath panels, wet area tiling, silicone sealant, make all connections, crossbond, test.	NO	758.03
630943	R	BATH:RENEW 1700MM ACRYLIC SHOWER MIXER - WET AREA Bath:Renew upto 1700mm long 8mm thick Acrylic bath complete with shower mixer, waste, plug, chain, service valves, bath panels, wet area tiling, silicone sealant, connections, crossbond, test.	NO	707.76
630917	R	BATH:REMOVE AND REFIX FOR OTHER SERVICE PROVIDER'S Bath:Remove and refix bath after access for other Contractors, remove/refix panels, framing, skirting, drain/refill system, disconnect, reconnect all pipework, service valves, test, sealant, make good	NO	107.92
630919	R	BATH:RENEW PLUG AND CHAIN Bath:Renew plug and chain to bath and securely fix to stud or overflow fitting.	NO	5.92
630921	R	BATH:RENEW 42MM CP WASTE Bath:Renew 42mm chromium plated waste fitting to bath complete with plug and chain, reconnect to trap and overflow, test, remove/refix bath panel framing and skirting etc. as required for access.	NO	44.68
630923	R	BATH:RENEW 42MM CP WASTE OVERFLOW Bath:Renew 42mm chromium plated waste and overflow fitting to bath with plug and chain, remove/refix bath, panel, framing etc, bed, fix, connect new waste and overflow, test, make good, renew sealant.	NO	96.98

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ITEM	PRI	DESCRIPTION	UNIT	RATE
630931	R	BATH:RENEW 42MM CP POP-UP WASTE Bath:Renew 42mm chromium plated pop-up waste to bath complete with rod, cover and fixing rod, bed fix, connect waste, connect pop-up fitting, test, remove/refix bath panel, framing, etc for access.	NO	41.85
630933	R	BATH:RENEW 42MM CP POP-UP WASTE OVERFLOW Bath:Renew 42mm chromium plated waste and overflow to bath complete with rod, cover and fixing rod, bed fix, connect waste and pop-up fitting, test, remove/refix bath panel, framing, etc for access.	NO	85.51
630935	R	BATH:OVERHAUL CP POP-UP WASTE Bath:Overhaul 42mm chromium plated pop-up waste fitting to bath, renew any parts, rebed, remake connection to trap, reconnect pop-up fitting, test, remove/refix bath panel, etc for access.	NO	22.77
630925	R	BATH:REGRIND AND REPOLISH NE 1800MM Bath:Prepare, regrind and repolish completely any steel or cast iron bath ne 1800mm long, including removing/refixing all fittings etc.	NO	105.00
630927	R	BATH:TOUCH UP CHIP Bath:Prepare and touch up chip to any steel or cast iron bath including removing/refixing all fittings as necessary.	IT	43.00
630929	R	BATH:RE-ENAMEL Bath:Prepare, grind,re-enamel and repolish completely any steel or cast iron bath, including removing/refixing all fittings etc.	IT	92.00
630945	R	BATH:OVERHAUL Bath:Overhaul any type of bath, as necessary, refix to cradle, remove/refix bath panels, sealant, reseal, reconnect, overhaul waste/overflow, clean trap, overhaul taps or mixers, test, crossbond.	IT	44.94
630947	R	BATH:DISCONNECT AND REMOVE Bath:Remove bath including panels and framing complete, disconnect, seal off supply and waste pipework, make good to all wall and floor finishes and remove waste and debris (bath not being renewed).	NO	48.60
Shower Trays				
631101	R	SHOWER TRAY:RENEW FIRECLAY COMPLETE Shower Tray:Renew shower tray with ne 830x830x180mm glazed fireclay shower tray, anti-slip finish with cp waste, connect to waste pipe, seal joint, make good, refix rails, doors etc.	NO	310.40
631103	R	SHOWER TRAY:RENEW ACRYLIC COMPLETE Shower Tray:Renew shower tray with ne 830x830x260mm acrylic shower tray, anti-slip finish with cp waste, connect to waste pipe, seal joint, make good, refix rails, doors etc.	NO	236.37
631135	R	SHOWER:INSTALL OR RENEW PUMPED WASTE PREPARATION Shower:Supply and install or renew pumped waste preparation for any type of shower tray, all to be installed in accordance with the manufacturers technical data sheet.	NO	287.47
631137	R	SHOWER:INSTALL OR RENEW AUTOMATIC PUMP KIT Shower: Supply and install or renew automatic pump kit for any type of shower tray, all to be installed in accordance with the manufacturers technical data sheet.	NO	319.79

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
631139	R	SHOWER:INSTALL OR RENEW SURGE DAMPER Shower: Supply and install or renew surge damper for any type of any type of shower tray, all to be installed in accordance with the manufacturers technical data sheet.	NO	52.09
631141	R	SHOWER:INSTALL LEVEL ACCESS SHOWER TRAY Shower:Supply and install level access shower tray, curtain, ceiling track, tray recessed into floor, gravity waste, connections, remove waste and debris [PC Sum £320.00 excluding VAT].	NO	547.96
Shower Mixing Valves, Hoses and Heads				
631104	R	SHOWER:RENEW MECHANICAL TYPE Shower:Renew any surface mounted lever operated mechanical thermostatic shower complete, disconnect and remove existing, complete with thermostatic mixing valve and control, automatic safety cut off.	NO	475.10
631105	R	SHOWER:OVERHAUL MIXING VALVE Shower:Overhaul mixing valve complete including disconnect, remove and dismantle, repair and renew parts as necessary, reassemble, reconnect to existing pipework and test, make good to all finishes.	NO	27.94
631131	R	SHOWER:OVERHAUL MECHANICAL SHOWER COMPLETE Shower:Overhaul mechanical shower complete, disconnect, re-assemble components as necessary, dismantle/reassemble, repair, renew parts as necessary, reassemble, test, make good.	IT	47.52
631133	R	SHOWER:OVERHAUL MECHANICAL SHOWER CARTTRIDGE Shower:Overhaul mechanical shower complete, disconnect, re-assemble components as necessary, dismantle/reassemble, repair, renew cartridge and any other parts as necessary, reassemble, test, make good	IT	36.67
631107	R	SHOWER:RENEW THERMOSTATIC MIXING VALVE Shower:Renew any thermostatic mixing valve including disconnect and remove existing, fix new including adjust and or extend all pipework and reconnect and test, make good to all finishes.	NO	336.81
631108	R	SHOWER:RENEW THERMOSTATIC LOW FLOW MIXING VALVE Shower:Renew any thermostatic mixing valve with 6-9 litres per second aerating low flow type, disconnect, remove existing, fix new adjust and or extend all pipework, reconnect, test, make good.	NO	399.46
631109	R	SHOWER:RENEW NON-THERMOSTATIC MIX VALVE Shower:Renew any non-thermostatic mixing valve including disconnect and remove existing, fix new, adjust and or extend all pipework and reconnect and test, make good to all finishes.	NO	154.78
631110	R	SHOWER:RENEW NON-THERMOSTATIC MIX VALVE LOW FLOW Shower:Renew any non-thermostatic mixing valve with 6-9 litres per second aerating low flow type, disconnect, adjust and or extend all pipework and reconnect and test, make good to all finishes.	NO	181.08
631111	R	SHOWER:RENEW HOSE AND SPRAY Shower:Renew any shower hose and spray including remove old and fix new and connect to mixing valve and remove waste and debris.	IT	33.99
631113	R	SHOWER:RENEW ARM AND SPRAY HEAD Shower:Renew any shower arm and spray head including disconnect and remove old and fix new head and reconnect existing pipework and remove waste and debris.	IT	33.90

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ITEM	PRI	DESCRIPTION	UNIT	RATE
631115	R	SHOWER:RENEW SWIVEL PATTERN HEAD Shower:Renew any swivel pattern shower head including disconnect and remove old and fix new head and reconnect existing pipework and remove waste and debris.	IT	22.36
631117	R	SHOWER:RENEW ROSE SPRAY HEAD Shower:Renew any rose spray shower head including disconnect and remove old and fix new head and reconnect existing pipework and remove waste and debris.	IT	21.14
631119	R	SHOWER:RENEW SHOWER KIT Shower:Renew shower kit comprising slide bar, handspray and flexible tube, disconnect and remove old and fit new kit and reconnect existing pipework and remove waste and debris.	IT	61.72
631121	R	SHOWER:OVERHAUL SHOWER HEAD Shower:Overhaul and clean out shower head including remove and refix as necessary.	NO	9.81
631127	R	SHOWER:RENEW SHOWER SLIDE BAR Shower:Renew shower slide bar, disconnect and remove old and fit new slide bar to wall and remove waste and debris.	IT	38.18
Shower Rails and Curtains				
631123	R	SHOWER:RENEW RAILS AND CURTAINS Shower:Renew any size and type of shower rail and curtain, remove any defective rails, fix new rails with plastic plugs and matching non-ferrous screws remove and rehang curtains, make good finishes.	IT	55.68
631125	R	SHOWER:RENEW CURTAIN Shower:Renew any type of shower curtain to existing rails including remove and refix rails as found expedient and remove waste and debris.	IT	25.71
631129	R	SHOWER:RENEW RAILS Shower:Renew any size and type of shower rail including remove defective rails, fix new rails with plastic plugs and matching non-ferrous screws, remove and rehang curtains, make good to all finishes.	IT	33.98
Taps - Traditional Type				
631301	R	TAP:RENEW PAIR BASIN PILLAR TAPS Tap:Renew pair 15mm cp pillar taps to basin, turn off/on water supply, disconnect, remove old, connect new taps, including remove and refix securely basin if required, test on completion.	IT	50.49
631309	R	TAP:RENEW PAIR BATH PILLAR TAPS Tap:Renew pair of 22mm cp pillar taps to bath, turn off/on water supply, remove bath panel and studding to gain access, refix on completion, test and made good.	IT	116.40
631313	R	TAP:RENEW PAIR HIGHNECK SINK PILLAR TAPS Tap:Renew pair 15mm cp high neck pillar taps to sink top, turn off/on water supply, remove old, connect new taps, test on completion.	IT	69.57
631319	R	TAP:RENEW BRASS BIB TAP Tap:Renew 15mm brass bib tap and backplate elbow fixed to wall or backboard with hose union loose key head and draincock, non return valve including locate, turn off/on water mains supply, test.	NO	42.14

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ITEM	PRI	DESCRIPTION	UNIT	RATE
631341	R	TAP:INSTALL EXTERNAL BRASS BIB TAP Tap:Install external brass bib tap fixed to wall or backboard, hose union, head, draincock and valve, including extend service pipework, lag, builders work, make good etc.	NO	64.81
631321	R	TAP:OVERHAUL ANY TYPE OF TAP Tap:Overhaul any type of tap, dismantle and renew any parts, reseating, repacking gland, resecure tap, cleaning down stem, reassemble, and packing gland and test on completion.	NO	13.37
Taps - Ceramic Disc Type Pillar				
631303	R	TAP:RENEW PAIR BASIN TAPS-CERAMIC DISC Tap:Renew pair 15mm cp ceramic disc pillar taps to basin, turn off/on water supply, disconnect, remove old, connect new taps, including remove and refix securely basin if required, test.	IT	64.17
631311	R	TAP:RENEW PAIR BATH TAPS-CERAMIC DISC Tap:Renew pair of 22mm cp ceramic disc pillar taps to bath, turn off/on water supply, remove/refix bath panel and studding to gain access, test and made good.	IT	106.27
631315	R	TAP:RENEW PAIR HIGH NECK SINK TAPS-CERAMIC DISC Tap:Renew pair 15mm cp ceramic disc high neck pillar taps to sink top, turn off/on water supply, remove old, connect new taps, test on completion.	IT	76.94
Taps - Ceramic Disc Type Lever				
631327	R	TAP:RENEW PAIR BASIN TAPS-CERAMIC DISC LEVERS Tap:Renew pair 15mm cp ceramic disc lever taps to basin, turn off/on water supply, disconnect, remove old, connect new taps, including remove and refix securely basin if required, test.	IT	69.22
631329	R	TAP:RENEW PAIR BATH TAPS-CERAMIC DISC LEVERS Tap:Renew pair of 22mm cp ceramic disc lever taps to bath, turn off/on water supply, remove/refix bath panel and studding to gain access, test and made good.	IT	106.27
631331	R	TAP:RENEW PAIR HIGH NECK SINK-CERAMIC DISC LEVERS Tap:Renew pair 15mm cp ceramic disc high neck lever taps to sink top, turn off/on water supply, remove old, connect new taps, test on completion.	IT	84.30
Taps - Convert to Lever				
631361	R	TAPS:CONVERT BASIN TO LEVERS - PAIR Taps:Convert existing pair of taps to washhand basin to lever taps with proprietary conversion kit, remove old tap heads, connect new tap heads to existing, reinstate water supply, test, make good.	IT	31.57
631363	R	TAPS:CONVERT SINK TO LEVERS - PAIR Taps:Convert existing pair of taps to sink to lever taps with proprietary conversion kit, remove old tap heads, connect new tap heads to existing taps, reinstate water supply, test, make good.	IT	31.57
631365	R	TAPS:CONVERT BATH TO LEVERS - PAIR Taps:Convert existing pair of taps to bath to lever taps with proprietary conversion kit, remove old tap heads, connect new tap heads to existing taps, reinstate water supply, test, make good.	IT	32.60

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Taps - Mixers				
631335	R	TAP:RENEW BATH MIXER Tap:Renew mixer tap to bath, turn off water supply, remove bath panel and studding to gain access, refix on completion, reinstate water supply, test and make good and remove waste and debris.	IT	80.60
631337	R	TAP:RENEW BATH MIXER WITH SHOWER ATTACHMENT Tap:Renew mixer tap with shower hose attachment to bath, turn off/on water supply, remove/refix bath panel and studding to gain access, test and made good.	IT	101.24
631339	R	TAP:RENEW SINK MIXER Tap:Renew mixer tap to sink top, turn off water supply, make all necessary connections to existing pipework, reinstate water supply and test on completion and remove waste and debris.	IT	98.09
631353	R	TAP:RENEW BASIN MIXER Tap:Renew mixer tap to basin, turn off water supply, make all necessary connections existing pipework, reinstate water supply and test on completion and remove waste and debris.	IT	107.66
631355	R	TAP:OVERHAUL ANY TYPE OF MIXER Tap:Overhaul any type of mixer, dismantle and renew any parts, reseating, repacking gland, resecure tap, cleaning down stem, reassemble, and packing gland and test on completion.	IT	41.84
Taps - Aerating Low Flow Type				
631371	R	TAPS:RENEW KITCHEN SINK PAIR LOW FLOW 3-4 L/S Taps:Renew pair of 15mm kitchen sink taps with pair of 3-4 litres per second aerating low flow taps, turn off/on water, install, seal, test on completion, and remove waste and debris.	NO	83.35
631373	R	TAPS:RENEW WASH BASIN PAIR LOW FLOW 2-3 L/S Taps:Renew pair of 15mm wash basin taps with pair of 2-3 litres per second aerating low flow taps, turn off/on water, install, seal, test on completion, and remove waste and debris.	NO	70.58
Taps - Thermostatic Controlled Mixers				
631401	R	MIXER:RENEW THERMOSTATIC TO BATH Mixer:Renew thermostatic mixer tap to bath, turn off/on water supply, remove/refix bath panel and studding to gain access, adjust thermostat, test and make good.	IT	277.34
631403	R	MIXER:RENEW THERMOSTATIC TO BATH SHOWER ATTACHMENT Mixer:Renew thermostatic mixer tap with shower hose attachment to bath, turn off/on water supply, remove/refix bath panel and studding for access, adjust thermostat, test and make good.	IT	340.00
631405	R	MIXER:RENEW THERMOSTATIC TO SINK Mixer:Renew thermostatic mixer tap to sink, turn off /on water supply, adjust thermostat, test and make good.	IT	340.00
631407	R	MIXER:RENEW THERMOSTATIC TO BASIN Mixer:Renew thermostatic mixer tap to basin, turn off/on water supply, adjust thermostat, test and make good.	IT	340.00

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ITEM	PRI	DESCRIPTION	UNIT	RATE
631409	R	MIXER:OVERHAUL ANY TYPE OF THERMOSTATIC Mixer:Overhaul any type of thermostatic mixer, dismantle and renew any parts, reseating, repacking gland, resecure mixer, cleaning down stems, reassemble, test on completion.	IT	49.07
Sealant Joints to Sanitary Appliances and Fittings				
631501	R	SEALANT:RENEW TO SIDES AND ENDS OF BATH Sealant:Renew sanitaryware silicone sealant to side and ends of bath providing watertight joint.	IT	8.87
631503	R	SEALANT:RENEW TO SHOWER TRAY Sealant:Renew sanitaryware silicone sealant to sides of shower tray providing watertight joint.	IT	8.42
631505	R	SEALANT:RENEW TO BASIN OR SINK Sealant:Renew sanitaryware silicone sealant to sides of basin or sink to provide watertight joint.	IT	2.96
631507	R	SEALANT:APPLY TO WORKTOP AND WALL Sealant:Seal joint between worktop and wall with silicone sealant and remove waste and debris.	LM	2.96
631515	R	SEALANT:PVC TRIM TO BATH Sealant:Replace existing sealant to side and ends of bath with PVCU quadrant or flexible cover trim fixed to bath and tiles with sanitaryware silicone sealant, rake out existing defective sealant.	IT	15.44
Upstands				
631701	R	WORKTOP:FIT ALUMINIUM JOINT UPSTAND STRIP Worktop:Supply and fix new proprietary aluminium joint strip between worktop and wall.	LM	10.64
631703	R	WORKTOP:FIT PVC JOINT UPSTAND STRIP Worktop:Supply and fix proprietary PVC joint strip between worktop and wall.	LM	11.57
631705	R	TRIM:FIT CHROME COVER FILLETS Trim:Provide and fix proprietary chrome cover fillets, stops, trims as directed.	LM	10.66
Washing Machine Plumbing				
631901	R	WASHING MACHINE:FORM NEW WASTE OUTLET Washing Machine:Cut in existing 40mm waste pipe and make connection for waste from washing machine including washing machine trap and securely fixed stand pipe and remove waste and debris.	IT	67.50
631903	R	WASHING MACHINE:SUPPLY VALVES OR STOP TAPS Washing Machine:Supply and fix hot and cold water washing machine valves, adapt and extend existing pipework ne 1m, install in line stop taps to hot and cold water supply pipes, make joints, test.	IT	88.86
631905	R	WASHING MACHINE:RENEW INDIVIDUAL VALVE Washing Machine:Renew individual washing machine valve including turn water off/on, drain and refill, remove and connect new valve to existing pipework, adapt pipes, make joints, test.	NO	21.03

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ITEM	PRI	DESCRIPTION	UNIT	RATE
631907	R	WASHING MACHINE:RENEW PAIR STOP TAPS Washing Machine:Renew or supply and fix new pair of in line stop taps including turn water off/on, drain/refill, fix new stop taps to existing pipework, adapt pipes, make joints, test.	IT	42.06
Supply Pipework				
Copper Pipework - Renewals				
635001	R	PIPE:RENEW OR INSTALL 15MM COPPER Pipe:Renew or fix new any 15mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material.	LM	21.64
635003	R	PIPE:RENEW OR INSTALL 22MM COPPER Pipe:Renew or fix new any 22mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material.	LM	25.95
635005	R	PIPE:RENEW OR INSTALL 28MM COPPER Pipe:Renew or fix new any 28mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material.	LM	30.34
635013	R	PIPE:RENEW PLASTIC CLIP TO COPPER PIPE Pipe:Renew or supply and fix pipe clip for any diameter copper pipe including plugging and screwing as necessary.	NO	5.75
635015	R	PIPE:RENEW OR PROVIDE BLANK CAP Pipe:Renew or provide blank cap to upto 22mm diameter copper pipe, including jointing to pipe, test.	NO	6.03
635017	R	PIPE:REMOVE REDUNDANT Pipe:Remove redundant lengths of any size or type of water service or heating pipework including all fittings, make good finishes and remove waste and debris.	LM	6.38
635019	R	PIPE:RENEW OR INSTALL 15MM CHROMIUM PLATED Pipe:Renew or fix new any 15mm diameter pipe with chromium plated pipe fixed with clips, all made bends, connectors, fittings, adaptors for jointing to other material, remove waste and debris.	LM	24.49
Copper Pipework - Extensions				
635301	R	TEE:INSTALL 15MM TO EXISTING COPPER PIPEWORK Tee:Cut into any existing copper service pipework and fix new 15mm tee for installation extension.	NO	10.02
635303	R	TEE:INSTALL 22MM TO EXISTING COPPER PIPEWORK Tee:Cut into any existing copper service pipework and fix new 22mm tee for installation extension.	NO	12.21
635305	R	TEE:INSTALL 28MM TO EXISTING COPPER PIPEWORK Tee:Cut into any existing copper service pipework and fix new 28mm tee for installation extension.	NO	18.58

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Burst Pipe Repairs				
640001	E	BURST:REPAIR BURST PIPE NE 28MM Burst:Turn off/on water supply, drain down, renew ne 1.00m length of any pipe, excluding lead, ne 28mm diameter including all bends, connectors, fittings, reinstate pipe lagging, test.	NO	51.64
640003	E	BURST:REPAIR LEAKING FITTING NE 28MM Burst:Isolate/reinstate water supply, drain down, remove and renew leaking/defective fitting of any type ne 28mm dia, cut and thread pipes etc., reinstate pipe lagging, test, remove waste and debris.	NO	43.47
640005	E	BURST:REPAIR TO LEAD PIPE Burst:Isolate water supply, drain down, cut out section of existing lead pipe, insert proprietary compression couplings and length of PVC pipe in repair to pipe, reinstate water supply, relag, test.	NO	70.84
Pipe Insulation				
Moulded Foam Pipe Insulation				
645007	R	INSULATION:REMOVE EXISTING FROM PIPE Insulation:Remove existing insulation including securing wires complete to any diameter pipe and remove waste and debris.	LM	1.28
645101	R	INSULATION:RENEW UPTO 22MM PIPE Insulation:Renew or supply preformed insulation to any pipe ne 22mm diameter, fix preformed split cellular insulation section to pipework with adhesive tape and remove waste and debris.	LM	5.19
645103	R	INSULATION:RENEW TO 28MM PIPE Insulation:Renew or supply preformed insulation to any pipe ne 28mm diameter, fix preformed split cellular insulation section to pipework with adhesive tape and remove waste and debris.	LM	5.36
Stopcocks and Valves				
Stopcocks				
650001	R	STOPCOCK:RENEW 15MM DIAMETER Stopcock:Renew 15mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris.	NO	41.14
650003	R	STOPCOCK:RENEW 20MM DIAMETER Stopcock:Renew 20mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris.	NO	48.48
650005	R	STOPCOCK:RENEW 22MM DIAMETER Stopcock:Renew 22mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris.	NO	51.56
650007	R	STOPCOCK:RENEW 25MM DIAMETER Stopcock:Renew 25mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris.	NO	62.33

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ITEM	PRI	DESCRIPTION	UNIT	RATE
650009	R	STOPCOCK:RENEW 28MM DIAMETER Stopcock:Renew 28mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris.	NO	73.11
650013	R	STOPCOCK:OVERHAUL ANY SIZE AND TYPE Stopcock:Overhaul any size and type of stopcock including turn water off/on, drain down/refill as required, repack, reseal stopcock, deburr spindle and test and remove waste and debris.	NO	26.73
Gatevalves				
655001	R	GATEVALVE:RENEW 15MM DIAMETER Gatevalve:Renew 15mm gatevalve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris.	NO	38.05
655003	R	GATEVALVE:RENEW 22MM DIAMETER Gatevalve:Renew 22mm gatevalve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris.	NO	39.87
655005	R	GATEVALVE:RENEW 28MM DIAMETER Gatevalve:Renew 28mm gatevalve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test and remove waste and debris.	NO	43.93
655009	R	GATEVALVE:OVERHAUL ANY SIZE AND TYPE Gatevalve:Overhaul any size and type of gatevalve including turn water off/on, drain down/refill as required, repack, reseal gatevalve, deburr spindle and test and remove waste and debris.	NO	26.73
Check and Service Valves				
655101	R	CHECK VALVE:RENEW OR INSTALL 15MM DIAMETER Check Valve:Renew or install 15mm diameter check valve connected to any type of pipework, locate supply, turn water off/on, drain down/refill, adjust pipework, test and remove waste and debris.	NO	32.28
656001	R	SERVICE VALVE:RENEW OR INSTALL 15MM Service Valve:Renew or install 15mm isolating or slot or screw operated service valve connected to any type of pipework, locate supply, turn water off/on, drain down/refill, adjust pipework, test.	NO	32.28
656003	R	SERVICE VALVE:RENEW OR INSTALL 22MM Service Valve:Renew or install 22mm isolating or slot or screw operated service valve connected to any type of pipework, locate supply, turn water off/on, drain down/refill, adjust pipework, test.	NO	33.04
656005	R	SERVICE VALVE:OVERHAUL ANY SIZE OR TYPE Service Valve:Overhaul any size and type of service valve including turn water off/on, drain down/refill as required, repack and test and remove waste and debris.	NO	26.73
Ballofix Valves				
657001	R	BALLOFIX VALVE:RENEW OR INSTALL 15MM Ballofix Valve:Renew or install any type 15mm Ballofix valve with and including handle connected to any type of pipework, locate supply, turn water off/on, drain down/refill, adjust pipework, test.	NO	33.93

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ITEM	PRI	DESCRIPTION	UNIT	RATE
657003	R	BALLOFIX VALVE:RENEW OR INSTALL 22MM Ballofix Valve:Renew or install any type 22mm Ballofix valve with and including handle connected to any type of pipework, locate supply, turn water off/on, drain down/refill, adjust pipework, test.	NO	38.23
657005	R	BALLOFIX VALVE:RENEW OR INSTALL 28MM Ballofix Valve:Renew or install any type 28mm Ballofix valve with and including handle connected to any type of pipework, locate supply, turn water off/on, drain down/refill, adjust pipework, test.	NO	51.85
Draincocks				
660001	R	DRAINCOCK:RENEW NE 19MM DRAIN COCK Draincock:Renew ne 19mm copper to copper draincock on service pipework from tank or cylinder in conjunction with associated work or whilst system drained down.	NO	12.62
660003	R	DRAINCOCK:RENEW NE 22MM DRAINCOCK Draincock:Renew ne 22mm copper to copper draincock on service pipework from tank or cylinder in conjunction with associated work or whilst system drained down.	NO	16.43
Surestops				
660101	R	SURESTOP:INSTALL 15MM TO RISING MAIN Water Switch:Supply and install 15mm "surestop" switch to main, turn off/on water, install valve, fix switch to any surface, fix 2m flexible tubing, test operation, make good, remove waste and debris.	IT	62.37
660103	R	SURESTOP:INSTALL 22MM TO RISING MAIN Water Switch:Supply and install 22mm "surestop" switch to main, turn off/on water, install valve, fix switch to any surface, fix 2m flexible tubing, test operation, make good, remove waste and debris.	IT	73.23
660105	R	SURESTOP:INSTALL 15MM TO HOT OR COLD PIPE Water Switch:Supply and install 15mm "surestop" switch to pipe, turn off/on water, install valve, fix switch to any surface, fix 2m flexible tubing, test operation, make good, remove waste and debris.	IT	59.18
660107	R	SURESTOP:INSTALL 22MM TO HOT OR COLD PIPE Water Switch:Supply and install 22mm "surestop" switch to pipe, turn off/on water, install valve, fix switch to any surface, fix 2m flexible tubing, test operation, make good, remove waste and debris.	IT	70.03
Water Storage Tanks				
Tanks - Cold Water Storage				
665001	R	TANK:RENEW WITH NE 113LTR PLASTIC Tank:Renew any type with ne 113 litres plastic tank, lid, jacket, ballvalve and float Byelaw 30 kit, turn water off/on, drain/refill system, adjust, connect pipework, remove old tank, test.	IT	214.18
665003	R	TANK:RENEW WITH NE 227LTR PLASTIC Tank:Renew any type with over 113 and ne 227 litres plastic tank, lid, jacket, Byelaw 30 kit, turn water off/on, drain/refill system, adjust and connect pipework, remove old tank, test.	IT	245.32

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Tanks - Feed and Expansion				
705001	R	TANK:RENEW 18 LITRE FEED AND EXPANSION Tank:Renew with 18 litre plastic feed and expansion cold water storage tank, lid, jacket, ballvalve, float Byelaw 30 kit, turn water off/on, drain/refill system, install corrosion inhibitor.	NO	203.21
Tanks - Repairs and Overhauls				
665005	U	TANK:RENEW 15MM BALLVALVE Tank:Renew 15mm ballvalve complete to cold water storage tank to byelaw 30 and transfer or renew float as necessary and remove waste and debris.	NO	32.92
665007	U	TANK:RENEW 22MM BALLVALVE Tank:Renew 22mm ballvalve complete to cold water storage tank to byelaw 30 and transfer or renew float as necessary and remove waste and debris.	NO	36.86
665009	U	TANK:RENEW 28MM BALLVALVE Tank:Renew 28mm ballvalve complete to cold water storage tank to byelaw 30 and transfer or renew float as necessary and remove waste and debris.	NO	48.42
665011	E	TANK:REPAIR LEAK TO TANK OR FITTING Tank:Turn off/on supply, drain off and repair leak to cold water tank or copper service pipe coupling and remake joints with new fitting as necessary, refill tank and test on completion.	NO	27.17
665015	R	TANK:DRAIN CLEAN OUT AND REFILL CWST TANK Tank:Isolate supply and drain down ne 227 litre cold water storage tank, thoroughly clean out, reinstate water supply, refill tank and test on completion and remove waste and debris.	NO	25.53
705003	R	TANK:DRAIN CLEAN OUT REFILL FEED AND EXPANSION Tank:Isolate supply and drain down 18 litre feed and expansion cold water storage tank thoroughly clean out, reinstate water supply, refill tank and install corrosion inhibitor test on completion.	NO	56.44
665017	R	TANK:REPAIR BALLVALVE AND FLOAT Tank:Repair any ballvalve including remove ballvalve, overhaul, renew washer and seat, refix ballvalve and or renew float if defective, refill and test, and remove waste and debris.	NO	17.59
665019	R	TANK:RENEW 19MM OVERFLOW Tank:Renew tank overflow ne 6m long in roof space with 19mm plastic pipe and fittings including cut any holes in structure or finishes, make good and test and remove waste and debris.	IT	70.10
665021	R	TANK:RENEW LID TO NE 18 LITRE FEED AND EXPANSION Tank:Renew or supply new proprietary tank lid to feed and expansion tank ne 18 litre capacity and remove waste and debris.	IT	14.67
665023	R	TANK:RENEW LID TO NE 113 LITRE CWST TANK Tank:Renew or supply new proprietary tank lid to cold water storage tank ne 113 litre capacity and remove waste and debris.	IT	18.11
665025	R	TANK:RENEW LID TO 227 LITRE CWST TANK Tank:Renew or supply new proprietary tank lid to cold water storage tank 227 litre capacity and remove waste and debris.	IT	22.29

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ITEM	PRI	DESCRIPTION	UNIT	RATE
665027	R	TANK:INSPECTION FOR COMPLIANCE Tank:Access roof space and carry out inspection of cold water storage tanks in dwelling for compliance with byelaw 30 regulations.	IT	12.76
665029	R	TANK:OVERHAUL Tank:Access roof space, overhaul cold water storage tank, take off/refix insulation, lid, overhaul valves, repair leaks, renew float operated diaphragm valve, drain, clean, refill tank, clear airlock.	IT	33.55
Insulation - Tank				
670001	R	TANK:RENEW INSULATION TO NE 113 LITRE Tank:Renew insulating jacket set fixed securely to cold water storage tank, ne 113 litres and remove waste and debris.	NO	23.25
670003	R	TANK:RENEW INSULATION TO NE 227 LITRE Tank:Renew insulating jacket set fixed securely to cold water storage tank, over 113 and ne 227 litres and remove waste and debris.	NO	26.57
706001	R	TANK:RENEW INSULATION TO FEED AND EXPANSION Tank:Renew insulating jacket set fixed securely to 18 litre feed and expansion cold water storage tank and remove waste and debris.	NO	16.03
670005	R	TANK:REMOVE, SET ASIDE, REFIX INSULATION Tank:Remove existing insulation from any type of storage tank, including tank cover insulation, set aside for re-use and refix insulation to cold water storage tanks and feed and expansion tanks.	NO	10.78
Hot Water Cylinders				
Cylinders - Pre-Insulated Direct				
675001	U	CYLINDER:RENEW DIRECT INSULATED NEW HEATER Cylinder:Turn off/on supply, drain down/refill, renew with ne 144 litre direct copper pre-insulated cylinder, remake connections, vent and test system, new immersion, remake all bonding.	NO	309.70
675003	U	CYLINDER:RENEW DIRECT INSULATED REFIX HEATER Cylinder:Turn off/on supply, drain down/refill, renew with ne 144 litre direct copper pre-insulated cylinder, remake connections, vent and test system, refix immersion, remake all bonding.	NO	276.55
Cylinders - Insulating Jacket Direct				
675009	U	CYLINDER:RENEW DIRECT JACKET NEW HEATER Cylinder:Turn off/on supply, drain down/refill, renew with ne 144 litre direct copper cylinder, remake connections, vent and test system, new immersion, new jacket, remake all bonding.	NO	314.60
675011	U	CYLINDER:RENEW DIRECT JACKET REFIX HEATER Cylinder:Turn off/on supply, drain down/refill, renew with ne 144 litre direct copper cylinder, remake connections, vent and test system, refix immersion, new jacket, remake all bonding.	NO	281.46
Cylinders - Pre-Insulated Indirect				
675005	U	CYLINDER:RENEW INDIRECT INSULATED NEW HEATER Cylinder:Turn off/on supply, drain down/refill, renew with ne 140 litre indirect copper pre-insulated cylinder, remake connections, vent and test system, new immersion, remake all bonding.	NO	312.71

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
675007	U	CYLINDER:RENEW INDIRECT INSULATED REFIX HEATER Cylinder:Turn off/on supply, drain down/refill, renew with ne 140 litre indirect copper pre-insulated cylinder, remake connections, vent and test system, refix immersion, remake all bonding.	NO	279.57
Cylinders - Jacket Indirect				
675013	U	CYLINDER:RENEW INDIRECT JACKET NEW HEATER Cylinder:Turn off/on supply, drain down/refill, renew with ne 140 litre indirect copper cylinder, remake connections, vent and test system, new immersion, new jacket, remake all bonding.	NO	317.62
675015	U	CYLINDER:RENEW INDIRECT JACKET REFIX HEATER Cylinder:Turn off/on supply, drain down/refill, renew with ne 140 litre indirect copper cylinder, remake connections, vent and test system, refix immersion, new jacket, remake all bonding.	NO	284.48
Cylinders - Jacket Primatic				
675017	U	CYLINDER:RENEW PRIMATIC JACKET NEW HEATER Cylinder:Turn off/on supply, drain down/refill, renew with 117 litre primatic copper cylinder, remake connections, vent and test system, new immersion, new jacket, remake all bonding.	NO	498.44
675019	U	CYLINDER:RENEW PRIMATIC JACKET REFIX HEATER Cylinder:Turn off/on supply, drain down/refill, renew with 117 litre primatic copper cylinder, remake connections, vent and test system, refix immersion, new jacket, remake all bonding.	NO	465.30
Cylinders - Pre-Insulated Fortic Direct				
675021	U	CYLINDER:RENEW FORTIC DIRECT NEW HEATER Cylinder:Turn off/on supply, drain down/refill, renew with ne 115 litre Fortic direct pre-insulated combination tank, remake connections, vent and test system, new immersion, bonding.	NO	561.06
675023	U	CYLINDER:RENEW FORTIC DIRECT REFIX HEATER Cylinder:Turn off/on supply, drain down/refill, renew with ne 115 litre Fortic direct pre-insulated combination tank, remake connections, vent and test system, refix immersion, bonding.	NO	525.50
Cylinders – Pre-Insulated Fortic Indirect				
675025	U	CYLINDER:RENEW FORTIC INDIRECT NEW HEATER Cylinder:Turn off/on supply, drain down/refill, renew with ne 115 litre Fortic indirect pre-insulated combination tank, remake connections, vent and test system, new immersion, bonding.	NO	565.69
675027	U	CYLINDER:RENEW FORTIC INDIRECT REFIX HEATER Cylinder:Turn off/on supply, drain down/refill, renew with ne 115 litre Fortic indirect pre-insulated combination tank, remake connections, vent and test system, refix immersion, bonding.	NO	532.55
Cylinders - Economy 7 Type				
675029	U	CYLINDER:RENEW ECONOMY 7 NEW HEATERS Cylinder:Turn off/on supply, drain down/refill, renew with Economy 7 hot water cylinder, remake connections, vent and test system, new top and bottom immersions and thermostats, remake bonding.	NO	423.80

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
675031	U	CYLINDER:RENEW ECONOMY 7 REFIX HEATERS Cylinder:Turn off/on supply, drain down/refill, renew with Economy 7 hot water cylinder, remake connections, vent and test system, refix top and bottom immersions and thermostats, remake bonding.	NO	371.67
Cylinders - Elson Type Combination Tanks				
675033	U	CYLINDER:RENEW ELSON TANK NEW HEATERS Cylinder:Turn off/on supply, drain down/refill, renew with ne 144 litre Elson combination tank, remake connections, vent and test system, new top, bottom immersions, thermostats, bonding.	NO	1594.83
675035	U	CYLINDER:RENEW ELSON TANK REFIX HEATERS Cylinder:Turn off/on supply, drain down/refill, renew with ne 144 litre Elson combination tank, remake connections, vent and test system, refix immersions and thermostats, bonding.	NO	1545.11
Cylinders - Repairs etc				
675037	U	CYLINDER:RENEW LEAKING FITTING Cylinder:Renew or remake leaking joint to fitting to copper cylinder and test upon completion and remove waste and debris.	NO	17.59
675039	U	CYLINDER:REPAIR LEAK Cylinder:Drain down copper cylinder, remove jacket, shelves etc., prepare, wipe patch to repair leak, refill, vent and test system, refix jacket, and test on completion.	NO	44.55
675041	R	CYLINDER:DRAIN DESCALE FLUSH OUT Cylinder:Isolate electricity supply, drain down/refill cylinder, remove/refix jacket, shelves etc., remove, descale, flush out, refix cylinder, vent and test system, reconnect electricity, test.	NO	68.64
675043	U	CYLINDER:RENEW FLANGE Cylinder:Isolate supply, drain down/refill copper cylinder, remove/refix jacket, shelves etc., disconnect, clear away and renew immersion heater flange, vent and test system.	NO	37.03
675045	R	CYLINDER:SUPPLY PAIR ISOLATING VALVES Cylinder:Isolate supply, drain down as necessary and insert pair of isolating valves to hot water cylinder circuit, reinstate supply, fill, vent and test and remove waste and debris.	IT	79.01
675047	R	CYLINDER:SERVICE PRESSURISED CYLINDER Cylinder:Carry out service to any size/type of pressurised hot water cylinder.	NO	38.29
675048	U	CYLINDER:SERVICE UNVENTED CYLINDER Cylinder:Carry out service to unvented hot water cylinder, test operation of valves, clean strainers, top up pressures, check for leaks, test immersion heaters and thermostats, record to Client.	NO	78.99
675049	U	CYLINDER:RENEW JACKET Cylinder:Renew insulating jacket set fixed securely to cylinder and remove waste and debris.	NO	17.29
675050	U	COIL HEATER:RENEW TO MEGAFLOW Coil Heater:Renew coil heater to megaflo cylinder with ne 3kW alloy-sheathed heater, refill, test/vent, refix, test, reset thermostat, connect, reconnect electric, test, remove debris.	IT	86.95

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Proprietary Prefabricated Hot/Cold Plumbing Units				
677001	R	PLUMBUNIT:RENEW STD DIR 227LTR COLD NE 144LTR HOT Plumbunit:Renew any size or type of proprietary plumbing unit with preplumbed unit comprising ne 227 ltr cold water storage tank ne 144 ltr direct pre-insulated cylinder, complete.	NO	1150.60
677003	R	PLUMBUNIT:RENEW STD DIR 227LTR COLD NE 210LTR HOT Plumbunit:Renew any size or type of proprietary plumbing unit with preplumbed unit comprising ne 227 ltr cold water storage tank ne 210 ltr direct pre-insulated cylinder, complete.	NO	1273.77
677011	R	PLUMBUNIT:RENEW STD IND 227LTR COLD NE 140LTR HOT Plumbunit:Renew any size or type of proprietary plumbing unit with preplumbed unit comprising ne 227 ltr cold water storage tank ne 140 ltr indirect pre-insulated cylinder, complete.	NO	1183.38
677013	R	PLUMBUNIT:RENEW STD IND 227LTR COLD NE 162LTR HOT Plumbunit:Renew any size or type of proprietary plumbing unit with preplumbed unit comprising ne 227 ltr cold water storage tank ne 162 ltr indirect pre-insulated cylinder, complete.	NO	1374.29
677021	R	PLUMBUNIT:ADAPTATION FOR SHOWER BOOSTER PUMP Plumbunit:Extra over new proprietary prefabricated plumbing unit any type or size for shower booster pump factory fitted.	NO	553.60
677023	R	PLUMBUNIT:ADAPTATION FOR HEATING CONTROLS Plumbunit:Extra over new proprietary prefabricated plumbing unit any type or size with indirect cylinder for central heating controls complete all factory fitted.	NO	278.96
677025	R	PLUMBUNIT:ADAPTATION FOR SEALED HEATING SYSTEM Plumbunit:Extra over new proprietary prefabricated plumbing unit any type or size with indirect cylinder for adaptation to sealed central heating system all factory fitted.	NO	301.11
Cylinders - Unvented Direct Pre-insulated				
679001	R	CYLINDER:RENEW UNVENTED ECO 710 PRE-INSUL 190 LTR Cylinder:Turn on/off supplies, renew 190 ltr unvented pre-insulated Economy 7 or 10 cylinder, valves, exp. vessel, 2 x 3 kW immersions, thermostat, connections, vent, test system, install, bonding.	NO	897.28
679003	R	CYLINDER:RENEW UNVENTED ECO 710 PRE-INSUL 210 LTR Cylinder:Isolate supply, drain down, disconnect, renew or install 210 litre unvented pre-insulated Economy 7 or 10 cylinder with twin immersions, valves, 18 litre expansion vessel, test, bond.	NO	957.04
679005	R	CYLINDER:RENEW UNVENTED ECO 710 PRE-INSUL 250 LTR Cylinder:Isolate supply, drain down, disconnect, renew or install 250 litre unvented pre-insulated Economy 7 or 10 cylinder with twin immersions, valves, 18 litre expansion vessel, test, bond.	NO	1045.18
679007	R	CYLINDER:RENEW UNVENTED ECO 710 PRE-INSUL 300 LTR Cylinder:Isolate supply, drain down, disconnect, renew or install 300 litre unvented pre-insulated Economy 7 or 10 cylinder with twin immersions, valves, 18 litre expansion vessel, test, bond.	NO	1163.64

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Cylinders - Unvented Indirect Pre-insulated				
679009	R	CYLINDER:RENEW UNVENTED INDIRECT PRE-INSUL 190 LTR Cylinder:Turn on/off supplies, renew 190 litre unvented pre-insulated cylinder complete with primary coil, dual thermostat, wiring centre, valves, exp vessel, connections, vent, test system, bonding.	NO	1020.18
679011	R	CYLINDER:RENEW UNVENTED INDIRECT PRE-INSUL 210 LTR Cylinder:Turn on/off supplies, renew 210 litre unvented pre-insulated cylinder complete with primary coil, dual thermostat, wiring centre, valves, exp vessel, connections, vent, test system, bonding.	NO	1090.57
679013	R	CYLINDER:RENEW UNVENTED INDIRECT PRE-INSUL 250 LTR Cylinder:Turn on/off supplies, renew 250 litre unvented pre-insulated cylinder complete with primary coil, dual thermostat, wiring centre, valves, exp vessel, connections, vent, test system, bonding.	NO	1207.12
679015	R	CYLINDER:RENEW UNVENTED INDIRECT PRE-INSUL 300 LTR Cylinder:Turn on/off supplies, renew 300 litre unvented pre-insulated cylinder complete with primary coil, dual thermostat, wiring centre, valves, exp vessel, connections, vent, test system, bonding.	NO	1285.66
Cylinders - Vented Direct Pre-insulated				
679101	R	CYLINDER:RENEW VENTED DIRECT INSULATED 100 LTR Cylinder:Turn on/off supplies, renew 100 litre vented pre-insulated Dimplex Quantum cylinder with valves, immersion heaters, thermostat, expansion vessel, connections, vent, test system, bonding.	NO	1073.71
679103	R	CYLINDER:RENEW VENTED DIRECT INSULATED 125 LTR Cylinder:Turn on/off supplies, renew 125 litre vented pre-insulated Dimplex Quantum cylinder with valves, immersion heaters, thermostat, expansion vessel, connections, vent, test system, bonding.	NO	1161.86
679105	R	CYLINDER:RENEW VENTED DIRECT INSULATED 150 LTR Cylinder:Turn on/off supplies, renew 150 litre vented pre-insulated Dimplex Quantum cylinder with valves, immersion heaters, thermostat, expansion vessel, connections, vent, test system, bonding.	NO	1280.32
679107	R	CYLINDER:RENEW VENTED DIRECT INSULATED 175 LTR Cylinder:Turn on/off supplies, renew 175 litre vented pre-insulated Dimplex Quantum cylinder with valves, immersion heaters, thermostat, expansion vessel, connections, vent, test system, bonding.	NO	1136.87
679109	R	CYLINDER:RENEW VENTED DIRECT INSULATED 210 LTR Cylinder:Turn on/off supplies, renew 210 litre vented pre-insulated Dimplex Quantum cylinder with valves, immersion heaters, thermostat, expansion vessel, connections, vent, test system, bonding.	NO	1207.24
679111	R	CYLINDER:RENEW VENTED DIRECT INSULATED 250 LTR Cylinder:Turn on/off supplies, renew 250 litre vented pre-insulated Dimplex Quantum cylinder with valves, immersion heaters, thermostat, expansion vessel, connections, vent, test system, bonding.	NO	1323.80
Cylinders - Unvented Direct Pre-insulated				
679201	R	CYLINDER:RENEW UNVENTED DIRECT INSULATED 100 LTR Cylinder:Turn on/off supplies, renew 100 litre unvented pre-insulated Dimplex Quantum cylinder with valves, immersion heaters, thermostat, expansion vessel, connections, vent, test system, bonding.	NO	958.80

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
679203	R	CYLINDER:RENEW UNVENTED DIRECT INSULATED 125 LTR Cylinder:Turn on/off supplies, renew 125 litre unvented pre-insulated Dimplex Quantum cylinder with valves, immersion heaters, thermostat, expansion vessel, connections, vent, test system, bonding.	NO	1022.56
679205	R	CYLINDER:RENEW UNVENTED DIRECT INSULATED 150 LTR Cylinder:Turn on/off supplies, renew 150 litre unvented pre-insulated Dimplex Quantum cylinder with valves, immersion heaters, thermostat, expansion vessel, connections, vent, test system, bonding.	NO	1192.10
679207	R	CYLINDER:RENEW UNVENTED DIRECT PRE-INSUL 175 LTR Cylinder:Turn on/off supplies, renew 175 litre unvented pre-insulated Dimplex Quantum cylinder with valves, immersion heaters, thermostat, expansion vessel, connections, vent, test system, bonding.	NO	1280.49
679209	R	CYLINDER:RENEW UNVENTED DIRECT PRE-INSUL 210 LTR Cylinder:Turn on/off supplies, renew 210 litre unvented pre-insulated Dimplex Quantum cylinder with valves, immersion heaters, thermostat, expansion vessel, connections, vent, test system, bonding.	NO	1360.19
679211	R	CYLINDER:RENEW UNVENTED DIRECT PRE-INSUL 250 LTR Cylinder:Turn on/off supplies, renew 250 litre unvented pre-insulated Dimplex Quantum cylinder with valves, immersion heaters, thermostat, expansion vessel, connections, vent, test system, bonding.	NO	1521.03
Scale Reducers				
680001	R	SCALE REDUCER:SUPPLY MAGNETIC TYPE Scale Reducer:Supply and install magnetic type scale reducer to cold water supply, locate, turn water off/on, drain down/refill system, cut pipe insert scale reducer unit, connections, test.	IT	53.23
680003	R	SCALE REDUCER:SUPPLY ELECTROLYTIC TYPE Scale Reducer:Supply and install electrolytic type scale reducer to cold water supply, locate, turn water off/on, drain down/refill system, cut pipe insert scale reducer unit, connections, test.	IT	53.23
680005	R	SCALE REDUCER:SUPPLY CHEMICAL TYPE Scale Reducer:Supply and install chemical in line scale reducer to cold water supply, locate, turn water off/on, drain down/refill system, cut pipe insert scale reducer unit, connections, test.	IT	152.93
680007	R	SCALE REDUCER:RECHARGE CHEMICAL TYPE Scale Reducer:Gain access and recharge any type of chemical scale reducer.	IT	20.79
680009	R	SCALE REDUCER:ELECTRO MAGNETIC NON INTRUSIVE TYPE Scale Reducer:Supply and install electronic Water King non intrusive type scale reducer locate, turn water off/on, drain down/refill system, test.	IT	77.92
Sundry Works				
Airlocks				
685001	U	WATER HAMMER:CLEAR AND REMEDY AIRLOCK Water Hammer:Clear water hammer or airlock in water system, check ballvalve and taps, including turn water supply off, drain as necessary reinstate water supply. Test and provide report on completion.	IT	38.29

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Safety Checks and Drain Downs				
690001	X	VOID:DRAIN DOWN HOT AND COLD WATER Void:Drain down hot and cold domestic water system to void property.	IT	25.53
690003	X	VOID:REFILL HOT AND COLD WATER Void:Refill hot and cold domestic water system to void property and check incoming water supply.	IT	57.43
690005	X	VOID:SAFETY CHECK HOT AND COLD WATER Void:Carry out safety check of complete hot and cold water plumbing and waste installation to any void property and provide written report to the CR.	IT	28.72
Duct Covers and Frames				
695001	R	PANEL:REMOVE AND REFIX FOR CLIENT INSPECTIONS Panel:Remove all panels and duct covers for access to concealed sanitary fittings and pipework to facilitate repairs and renewals and later refix (only claimable upon specific instruction of CR).	NO	6.61
Bathroom Ancillaries				
696001	R	TOILET ROLL HOLDER:RENEW CHROMIUM PLATED Toilet Roll Holder:Renew or supply and fix new proprietary chromium plated toilet roll holder securely fixed to structure including plugging as necessary.	NO	16.50
696003	R	TOILET ROLL HOLDER:RENEW PLASTIC Toilet Roll Holder:Renew or supply and fix new proprietary plastic toilet roll holder securely fixed to structure including plugging as necessary.	NO	12.61
696005	R	TOWEL RAIL:RENEW Towel Rail:Renew or supply and fix new proprietary chromium plated towel rail 610mm long securely fixed to structure including plugging as necessary.	NO	26.64
696007	R	TOWEL HOLDER:RENEW Towel Holder:Renew or supply and fix new proprietary chromium plated two arm towel holder securely fixed to structure including plugging as necessary.	NO	37.34
696009	R	SOAP DISH:RENEW Soap Dish:Renew or supply and fix new proprietary chromium plated soap dish, with concealed fixing, securely fixed to structure including plugging as necessary.	NO	19.52
696011	R	TOOTHBRUSH/TUMBLER HOLDER:RENEW Toothbrush/Tumbler Holder:Renew or supply and fix new chromium plated toothbrush and tumbler holder with concealed fixing, securely fixed to structure including plugging as necessary.	NO	25.07
696013	R	DRYER:RENEW INTERNAL TIDYDRY Dryer:Renew or supply and install Tidydry or other equal and approved 5 line internal clothes dryer and hook, both plugged and screwed to any background and make good to all finishes.	NO	32.54
696015	R	DRYER:REFIX INTERNAL TIDYDRY Dryer:Refix Tidydry or similar 5 line internal clothes dryer and hook to any background and make good to all finishes.	NO	10.98

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
696017	R	BATHROOM CABINET:RENEW Bathroom Cabinet:Renew or supply and fix new lockable double bathroom/first aid cabinet of any type complete with shelves and two keys, remove unit, fix cabinet securely to structure make good.	NO	41.77
696021	R	GLASS SHELF:RENEW Glass Shelf:Renew or supply and install new bathroom glass shelf ne 600mm long x 127mm wide to existing brackets.	NO	24.95
696022	R	GLASS SHELF:RENEW INCLUDING BRACKETS Glass Shelf:Renew or supply and fix new bathroom glass shelf ne 600mm long x 127mm wide complete with chromium plated glass shelf brackets, brackets securely fixed to structure.	NO	48.65
696023	R	GLASS SHELF BRACKET:RENEW Glass Shelf Bracket:Renew chromium plated glass shelf bracket, including remove, set aside and refix shelf as necessary, bracket securely fixed to structure including plugging as necessary.	NO	16.11
696025	R	BATHROOM:REFIX ANCILLARY Bathroom Toilets, Wet Rooms:Securely refix any ancillary fitting, toilet roll holder, towel holder, soap dish, shelf, cabinet etc, to any background, plugging, screwing and making good as necessary.	NO	8.99
Fire Fighting Equipment				
698001	U	FIRE EXTINGUISHER:RENEW 9LTR WATER Fire Extinguisher:Renew or supply and fix 9 litre water fire extinguisher (fire rating 13A) Class A fires, supply and fix bracket fixed to wall, and dispose of existing extinguisher to approved tip.	IT	64.66
698003	U	FIRE EXTINGUISHER:RENEW 9LTR FOAM Fire Extinguisher:Renew or supply and fix 9 litre foam fire extinguisher (fire rating 13A) Class A and B fires, supply and fix bracket fixed to wall, dispose of existing extinguisher to approved tip.	IT	76.85
698005	U	FIRE EXTINGUISHER:RENEW DRY POWDER 1KG Fire Extinguisher:Renew or supply and fix 1kg capacity 12gm CO2 cartridge, Class A, B and C fires (fire rating 5A:34B) supply, fix bracket to any wall, dispose of existing to approved tip.	IT	32.14
698007	U	FIRE EXTINGUISHER:RENEW DRY POWDER 2KG Fire Extinguisher:Renew or supply and fix 2kg capacity 28gm CO2 cartridge, Class A, B and C fires (fire rating 5A:34B) supply, fix bracket to any wall, dispose of existing to approved tip.	IT	43.31
698009	U	FIRE EXTINGUISHER:RENEW CARBON DIOXIDE Fire Extinguisher:Renew or supply and fix 2kg capacity CO2 type with horn and hose, Class B fires (fire rating 34B) supply, fix bracket to any wall, dispose of existing to approved tip.	IT	75.84
698011	U	FIRE BLANKET:RENEW OR SUPPLY Fire Blanket:Renew or supply and install any 1200x1200mm fire blanket, packed and ready for use, including mounting bracket and fixing in place and remove waste and debris.	IT	15.69

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Underground Water Mains				
Water Mains - Alkathene Pipework				
043101	R	MAIN:LAY 19MM ALKATHENE NE 1M DEEP Main:Excavate ne 1.00m deep, compact bottoms, lay 150mm thick gravel bed and haunch, lay 19mm diameter alkathene pipe including all fittings backfill and remove waste and debris.	LM	122.45
043103	R	MAIN:LAY 19MM ALKATHENE 1-2M DEEP Main:Excavate over 1.00m ne 2.00m deep, compact bottoms, lay 150mm thick gravel bed and haunch, lay 19mm diameter alkathene pipe including all fittings, backfill and remove waste and debris.	LM	202.22
Burst Water Mains - Copper Pipework				
043301	E	MAIN:REPAIR UNDERGROUND BURST Main:Renew up to 22mm copper underground main ne 1.00m long in trench, connectors, bends and fittings, wrap with tape, turn off/on water, test, all excavation, backfill/remove debris, reinstatement.	NO	127.60
Burst Water Mains - Alkathene Pipework				
043503	E	BURST:EXCAVATE AND REPAIR BURST PIPE NE 28 MM Burst:Turn off/on water supply, drain down/refill, renew length of upto 28mm diameter alkathene pipe ne 1.00m long with couplings and fittings, test all excavation, backfill/cart away, reinstatement.	NO	131.30
External Stopcocks				
045001	U	STOPCOCK:RENEW EXTERNAL BOX AND PIPE Stopcock:Renew stopcock box and salt glazed pipe ne 750mm deep including all necessary excavation and backfill and make good to existing finishes, and remove waste and debris.	NO	139.83
045003	U	STOPCOCK:RENEW EXTERNAL BOX Stopcock:Renew stopcock box including remove existing and bed new in cement mortar (1:3) and make good existing finishes, and remove waste and debris.	NO	38.93
045004	U	STOPCOCK:REMOVE AND REBED EXTERNAL BOX Stopcock:Remove existing external stopcock box, and rebed in cement mortar (1:3) and make good existing finishes, and remove waste and debris.	NO	10.40
045007	U	STOPCOCK:RENEW COPPER TO COPPER NE 22MM Stopcock:Renew copper to copper mains stopcock ne 22mm diameter including turn water off/on, fix new stopcock including all couplings and connections and test, and remove waste and debris.	NO	50.78
Plumbing - Client Inspection				
697001	E	CLIENT INSPECTION:PLUMBING Client Inspection:Undertake client inspection and testing etc. and report to Client Representative (any repairs required to be ordered must be instructed by Client Representative).	IT	19.14

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
HEATING, GAS APPLIANCES AND INSTALLATIONS				
Heating Pumps and Valves				
Pumps				
702001	U	PUMP:RENEW WHERE ISOLATING VALVES FITTED Pump:Shut off isolating valves and renew variable head type circulating pump, make all necessary connections to pipework and electrical supply and test on completion and remove waste and debris.	NO	145.75
702003	U	PUMP:RENEW INCLUDING SUPPLY ISOLATING VALVES Pump:Shut down supply, drain down/refill and renew with variable head type circulating pump and pair of isolating valves, remake connections, adapt install corrosion inhibitor and test.	NO	223.52
702005	U	PUMP:SUPPLY NEW INCLUDING ISOLATING VALVES Pump:Turn off/on water, drain down/refill, cut into pipework supply and connect new variable head type circulating pump, install pair of isolating valves, install corrosion inhibitor, test.	NO	238.88
702007	R	PUMP:SERVICE AND OVERHAUL Pump:Turn off/on water, drain down/refill, disconnect/reconnect supplies and remove pump, service, overhaul, clean impellor, reconnect pump, install corrosion inhibitor, test.	NO	61.98
702009	U	PUMP:RENEW SINGLE PUMP VALVE Pump:Locate and drain down system, disconnect, clear away and renew copper to copper central heating pump valve, reinstate supply, install corrosion inhibitor and test on completion.	NO	64.53
702010	U	PUMP:RENEW PAIR OF PUMP VALVES Pump:Locate and drain down/refill system, disconnect, clear away and renew pair of copper to copper central heating isolating pump valves, install corrosion inhibitor and test.	NO	101.33
Motorised and Zone Valves Renewals				
702501	U	MOTORISED VALVE:RENEW 22MM Motorised Valve:Shut off valves, drain down/ refill, disconnect and renew up to 22mm three port motorised valve, make all connections, install corrosion inhibitor and test on completion.	NO	99.90
702502	U	MOTORISED VALVE:RENEW 28MM Motorised Valve:Shut off valves, drain down/ refill, disconnect and renew up to 28mm three port motorised valve, make all connections, install corrosion inhibitor and test on completion.	NO	155.73
702506	U	MOTORISED VALVE:RENEW NE 28MM ACTIVATOR Motorised Valve:Renew electric motor activator to any motorised or zone valve ne 28mm and test on completion and remove waste and debris.	NO	69.63
702511	U	ZONE VALVE:RENEW 22MM Zone Valve:Shut off valves and drain down/refill, disconnect and renew upto 22mm two way zone valve complete make all connections install corrosion inhibitor and test.	NO	150.02

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
702512	U	ZONE VALVE:RENEW 28MM Zone Valve:Shut off valves and drain down/refill, disconnect and renew upto 28mm two way zone valve complete make all connections install corrosion inhibitor and test.	NO	192.77
Radiators				
Radiators - Repairs				
703001	U	RADIATOR:VENT RADIATORS Radiator:Vent all radiators to any property and balance system.	IT	35.38
703003	U	RADIATOR:DRAIN DOWN AND REFILL SYSTEM Radiator:Drain down, reinstate water supply and refill complete system, install corrosion inhibitor, including venting radiators, balance and test system and remove waste and debris.	IT	112.63
703005	U	RADIATOR:MAKE GOOD CONNECTION Radiator:Drain down radiator, make good faulty connection to valve, flush out, reinstate water supply, and refill, install corrosion inhibitor including venting and test and remove waste and debris.	NO	49.19
703007	R	RADIATOR:REMOVE AND REFIX VALVELESS Radiator:Remove and refit valveless radiator drain/refill system, disconnect, remove, refix loose bracket(s), reconnect, fix pair of radiator valves, install corrosion inhibitor, vent, test.	IT	99.00
703009	R	RADIATOR:REMOVE AND REFIX Radiator:Remove and refix radiator including shut off valves, drain radiator, disconnect, remove, refix loose bracket(s), refix and reconnect to valves, install corrosion inhibitor, vent, test.	IT	49.31
703011	U	RADIATOR:TEST AND BALANCE SYSTEM Radiators:Vent all radiators on system, replace any defective air release valves, fire up boiler, adjust controls, test feed and expansion tank, cylinder, rectify minor leaks, balance and test system.	IT	85.63
703013	R	RADIATOR:RENEW AND REFIX BRACKET Radiator:Renew or refix existing radiator bracket fixed to wall.	NO	19.60
703015	U	RADIATOR:CLEAN AND FLUSH OUT SINGLE Radiator:Clean and flush out any size radiator, isolate supplies, drain down, remove to outside property, clean and flush out, refix radiator, refill, vent and test and remove waste and debris.	NO	56.03
Radiators - Single Panel Renewals				
703017	R	RADIATOR:RENEW SINGLE PANEL NE 600X600 Radiator:Shut off valves, drain down/refill, renew with single panel radiator and brackets ready primed ne 600x600mm, make all connections to valves, install corrosion inhibitor, vent, test.	IT	84.99
703019	R	RADIATOR:RENEW SINGLE PANEL NE 1200X600 Radiator:Shut off valves, drain down/refill, renew with single panel radiator and brackets ready primed ne 1200x600mm, make all connections to valves, install corrosion inhibitor, vent, test.	IT	103.47

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
703021	R	RADIATOR:RENEW SINGLE PANEL NE 1800X600 Radiator:Shut off valves, drain down/refill, renew with single panel radiator and brackets ready primed ne 1800x600mm, make all connections to valves, install corrosion inhibitor, vent, test.	IT	149.50
703023	R	RADIATOR:RENEW SINGLE PANEL OVER 1800X600 Radiator:Shut off valves, drain down/refill, renew with single panel radiator and brackets ready primed over 1800x600mm, make all connections to valves, install corrosion inhibitor, vent, test.	IT	193.52
Radiators - Single Convactor Renewal				
703025	R	RADIATOR:RENEW SINGLE CONVECTOR NE 600X600 Radiator:Shut off valves, drain down/refill, renew with single panel convactor radiator and brackets ready primed ne 600x600mm, make connections to valves, install corrosion inhibitor, vent, test.	IT	92.43
703027	R	RADIATOR:RENEW SINGLE CONVECTOR NE 1200X600 Radiator:Shut off valves, drain down/refill, renew with single panel convactor radiator and brackets ready primed ne 1200x600mm, make connections to valves, install corrosion inhibitor, vent, test.	IT	122.46
703029	R	RADIATOR:RENEW SINGLE CONVECTOR NE 1800X600 Radiator:Shut off valves, drain down/refill, renew with single panel convactor radiator and brackets ready primed ne 1800x600mm, make connections to valves, install corrosion inhibitor, vent, test.	IT	181.05
703031	R	RADIATOR:RENEW SINGLE CONVECTOR OVER 1800X600 Radiator:Shut off valves, drain down/refill, renew with single panel convactor radiator and brackets ready primed over 1800x600mm, connect to valves, install corrosion inhibitor, vent, test.	IT	247.45
Radiators - Double Convactor Renewals				
703033	R	RADIATOR:RENEW DOUBLE CONVECTOR NE 600X600 Radiator:Shut off valves, drain down/refill, renew with double panel convactor radiator and brackets ready primed ne 600x600mm, make connections to valves, install corrosion inhibitor, vent, test.	IT	115.83
703035	R	RADIATOR:RENEW DOUBLE CONVECTOR NE 1200X600 Radiator:Shut off valves, drain down/refill, renew with double panel convactor radiator and brackets ready primed ne 1200x600mm, make connections to valves, install corrosion inhibitor, vent, test.	IT	164.78
703037	R	RADIATOR:RENEW DOUBLE CONVECTOR NE 1800X600 Radiator:Shut off valves, drain down/refill, renew with double panel convactor radiator and brackets ready primed ne 1800x600mm, make connections to valves, install corrosion inhibitor, vent, test.	IT	234.22
703039	R	RADIATOR:RENEW DOUBLE CONVECTOR OVER 1800X600 Radiator:Shut off valves, drain down/refill, renew with double panel convactor radiator and brackets ready primed over 1800x600mm, make connections to valves, install corrosion inhibitor, vent, test.	IT	354.46
Relocate Radiators				
760001	X	RADIATOR:RELOCATE POSITION Radiator:Isolate, drain down, remove,set aside radiator for reuse, cut back flow and return pipes, run new pipes to relocated position, refix radiator, connect to new pipes, refill, instal inhibitor.	IT	179.23

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Heated Towel Rail				
703201	R	TOWEL RAIL:RENEW HEATED Towel Rail:Shut off valves, drain, disconnect, clear away and renew heated towel rail, 645x625mm, 2338 BTU/hour, with brackets, make all connections to valves, vent, test and remove waste and debris.	IT	216.57
Radiator - Valves				
701001	U	RADIATOR VALVE:RENEW VALVE AND DRAIN DOWN Radiator Valve:Renew 15mm diameter handwheel or lockshield single entry radiator valve, drain down and vent system, reinstate water supply, install corrosion inhibitor, and test on completion.	IT	77.08
701003	R	RADIATOR VALVE:RENEW WHILST SYSTEM DRAINED Radiator Valve:Renew 15mm diameter handwheel or lockshield single entry radiator valve whilst system is drained for associated work.	IT	16.10
701005	U	RADIATOR VALVE:RENEW THERMOSTATIC AND DRAIN DOWN Radiator Valve:Renew 15mm diameter thermostatic radiator valve, drain down and vent system, reinstate water supply, install corrosion inhibitor and test on completion.	IT	90.87
701007	R	RADIATOR VALVE:RENEW THERMOSTATIC SYSTEM DRAINED Radiator Valve:Renew 15mm diameter thermostatic radiator valve whilst system is drained for associated work.	IT	29.19
701011	E	RADIATOR VALVE:OVERHAUL ANY TYPE Radiator Valve:Overhaul any radiator valve, turn supplies off/on, drain down/refill, repack, reseal, deburr spindle, repair leaking valve, renew plastic cap, install corrosion inhibitor and test.	NO	73.80
Airlocks/Reprime				
704001	U	AIRLOCKS:CLEAR AIRLOCKS Airlocks:Clear airlocks from heating system including venting radiators and balance system or pressure pump.	IT	63.68
704005	U	REPRIME:REPRIME PRESSURISED SYSTEM COMPLETE Reprime:Reprime pressurised system including vent and test system.	IT	24.76
Power Flushing				
760101	X	POWER FLUSH:EXISTING HEATING SYSTEM Power Flush:Undertake power flushing of existing heating systems when specifically instructed by Client Representative during installation of new boiler or whilst extending existing installation.	IT	183.38
Solid Fuel Appliances, Flue Linings and Pipes				
Solid Fuel Backboilers				
707001	R	BACKBOILER:RENEW MILD STEEL COMPLETE Backboiler:Renew high output mild steel backboiler, remove/reinstate fire surround, hearth and fireback, drain/refill system, disconnect/remove/ install new backboiler, make good, inhibitor, test.	IT	382.38
707003	R	BACKBOILER:DESCALE AND OVERHAUL Backboiler:Descale, overhaul and clean pipes during backboiler renewal.	NO	23.64

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
707005	R	BACKBOILER:RESET THERMOSTAT Backboiler:Reset thermostat to any backboiler when appliance is cold.	IT	14.15
707007	U	BACKBOILER:RENEW THERMOSTAT Backboiler:Renew boiler thermostat, including turn gas off/on, remove and fit new part, test and remove waste and debris.	IT	52.73
Multi- Fuel Roomheater with Boiler				
711001	R	BOILER:RENEW FREESTANDING MULTI-FUEL Boiler:Renew with multi-fuel freestanding boiler/roomheater [PC Sum of £350], turn water off/on, drain down/refill, disconnect/remove/install new unit, reconnect, clean/sweep flue, make good, test.	IT	716.35
711003	R	BOILER:RENEW INSET MULTI-FUEL Boiler:Renew with multi-fuel inset roomheater with boiler [PC Sum of £330], turn water off/on, drain down/refill, disconnect/remove/install new unit, reconnect, clean/sweep flue, make good, test.	IT	719.65
Roomheater with Boiler				
712013	R	BOILER:RENEW WITH PARKRAY 99-FREESTANDING Boiler:Renew with Parkray 99 roomheater with boiler [PC Sum of £825], turn water off/on, drain down/refill, disconnect/remove/install new unit complete, reconnect, clean/sweep flue, make good, test.	IT	1232.62
712015	R	BOILER:RENEW WITH PARKRAY 99-INSET Boiler:Renew with Parkray 99 inset roomheater with boiler [PC Sum of £835], turn water off/on, drain down/refill, disconnect/remove/install new unit, reconnect, clean/sweep flue, make good, test.	IT	1287.15
712017	R	BOILER:RENEW WITH PARKRAY 111-FREESTANDING Boiler:Renew with Parkray 111 roomheater with boiler [PC Sum of £960], turn water off/on, drain down/refill, disconnect/remove/install new unit complete, reconnect, clean/sweep flue, make good, test.	IT	1395.64
712019	R	BOILER:RENEW WITH PARKRAY 111-INSET Boiler:Renew with Parkray 111 inset roomheater with boiler [PC Sum of £1,085], turn water off/on, drain down/refill, disconnect/remove/install new unit, reconnect, clean/sweep flue, make good, test.	IT	1589.03
Flue Lining and Pipes				
709001	R	FLUE:INSTALL FLEXIBLE LINER COMPLETE Flue:Supply and fix new stainless steel flue liner kit ne 7.62m long complete with clamp/plate, nose cone, draw cord and terminal including all necessary preparation work, make good.	IT	456.66
709003	R	FLUE:REMOVE FLUE LINER Flue:Remove flexible flue liner from any flue and make good and clear away.	IT	92.54
709007	R	FLUE:RENEW VE CAST IRON PIPE BEND Flue:Renew vitreous enamel cast iron flue pipe bend with access plate including remove existing, fix new including remake all joints and connections.	IT	88.45
709009	R	FLUE:RENEW 125MM STAINLESS STEEL PIPE Flue:Renew 125mm stainless steel twin wall flue pipe ne 1.0m long including remove existing, fix new with clips, remake all joints and appliance connections.	IT	214.85

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ITEM	PRI	DESCRIPTION	UNIT	RATE
709011	R	FLUE:RENEW STAINLESS STEEL ELBOW Flue:Renew 125mm stainless steel twin wall flue elbow including remove existing, fix new and remake all joints and connections.	IT	182.87
709013	R	FLUE:RENEW METAL SOFFIT PLATE Flue:Renew metal soffit plate with perforation for flue, drill and screw to soffit of heater recess and make good and remove waste and debris.	IT	34.90
709015	R	FLUE:RENEW ALUMINIUM SOOT DOOR Flue:Renew soot door with ne 225x225mm aluminium double soot door and frame to flue, remove existing, adjust size of opening to brick flue, bed frame in mortar, fix door and make good.	IT	68.65
709017	R	FLUE:FIX NEW ALUMINIUM SOOT DOOR Flue:Fix new ne 225x225mm aluminium double soot door and frame to flue, cut opening in flue to suit, bed frame in mortar, fix door and make good and remove waste and debris.	IT	88.68
Heating Boilers Controls				
Boiler Controls				
710001	U	BOILER:RENEW THERMOSTAT Boiler:Renew thermostat to central heating boiler including make connections, make good finishes and test and remove waste and debris.	IT	74.08
710003	U	BOILER:RENEW ROOM THERMOSTAT Boiler:Renew room thermostat to central heating system including make connections, make good finishes and test and remove waste and debris.	IT	61.72
710005	U	BOILER:RENEW PROGRAMMER Boiler:Renew central heating programmer with microelectric time controller including make all connections and test and remove waste and debris.	IT	99.86
710007	U	BOILER:RENEW CENTRAL HEATING TIME CLOCK Boiler:Renew central heating time clock including make all connections and test and remove waste and debris.	IT	90.37
710009	E	BOILER:REMEDY FAULT TO CONTROLS Boiler:Remedy fault to central heating controls including test all wiring and components, check fuses and appliances, adjust controls, rectify minor faults, provide report to CR.	IT	29.51
710011	U	BOILER:RENEW ROOM THERMOSTAT - WIRELESS Boiler:Renew existing with wireless room thermostat to central heating system including make connections, make good finishes and test and remove waste and debris.	IT	57.67
710013	U	BOILER:RENEW PROGRAMMER - WIRELESS Boiler:Renew existing with wireless central heating programmer with microelectric time controller including make all connections and test and remove waste and debris.	IT	128.19

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Gas Point, Water and Space Heating Appliances				
Gas Fires				
721001	U	FIRE:REFIX LOOSE GAS FIRE Fire:Remove if required and refix loose gas fire including turn supply off/on, remake joints to supply and flue, check operation, test and leave in working order.	NO	24.85
721003	U	FIRE:RENEW GAS FIRE Fire:Renew focal gas fire complete [PC Sum for supply £350], turn off/on supply, remove existing fire, inspect and connect flue plate, fix new fire, reconnect supply, adapt opening, test, make good.	IT	513.24
721004	U	FIRE:RENEW GAS FIRE WITH BACKBOILER Fire:Renew gas fire, backboiler [PC Sum for supply £900], turn off/on supplies, drain down/refill, renew fire, backboiler, inspect, connect flue plate, reconnect, adapt, test, inhibitor, make good.	IT	1221.94
721005	U	FIRE:RENEW BALANCED FLUE GAS FIRE Fire:Renew balanced flue focal gas fire [PC Sum for supply £640], turn off/on supply, remove existing fire, inspect and connect flue plate, fix new fire, adapt opening and test, make good.	IT	896.95
721007	R	FIRE:SUPPLY AND FIX NEW GAS FIRE Fire:Supply and fix new gas fire [PC Sum of £350], inspect and connect flue plate, connect supply to nearest suitable point, adapt opening as necessary, test, make good plaster, skirting, decorations.	IT	548.61
721009	R	FIRE:SUPPLY AND FIX NEW BALANCED FLUE GAS FIRE Fire:Supply and fix new balanced flue gas fire [PC Sum of £640], inspect and connect flue plate, fix fire, connect to supply to nearest suitable point, adapt opening as necessary, test, make good.	IT	939.40
721011	U	FIRE:RENEW RADIANTS TO GAS FIRE Fire:Renew radiants to any type of gas fire including dismantle as necessary, install new radiants to suit and reassemble and test on completion and remove waste and debris.	IT	50.55
Gas Water Heaters				
722001	U	WATER HEATER:RENEW INSTANTANEOUS TO SINK Water Heater:Renew instantaneous gas sink water heater including turn off supplies and remove existing heater, supply and fix new heater, adjust pipework, reconnect and test, remove waste and debris.	IT	323.75
722003	U	WATER HEATER:RENEW GAS MULTIPOINT TYPE Water Heater:Renew multipoint gas water heater including turn off supplies and remove existing heater, supply and fix new heater, adjust pipework, reconnect and test, and remove waste and debris.	IT	565.87
722005	R	WATER HEATER:SUPPLY GAS INSTANTANEOUS TO SINK Water Heater:Supply and fix new instantaneous gas sink water heater, turn off/on supplies, drain down, refill, supply and fix new heater, adjust pipework test, cut balanced flue opening, make good.	IT	391.59
722007	R	WATER HEATER:SUPPLY GAS MULTIPOINT TYPE Water Heater:Supply and fix new multipoint gas water heater turn off/on supplies, drain down, refill, supply and fix new heater, adjust pipework test, cut balanced flue opening, make good.	IT	622.92

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Gas Boilers to Sedbuk 'A' Rating				
Additional Builders Work				
723101	U	BOILER:ADDITIONAL MAKING GOOD NEW BOILER LOCATION Boiler:Additional make good if new boiler is not located in same position as original heating source, make good, plasterwork, skirtings etc, redecorate walls or supply decorating voucher.	IT	139.43
Gas Boilers in Original Position				
723201	U	BOILER:RENEW WITH COMBINATION BOILER - EXISTING Boiler:Renew central heating/hot water boiler with condensing combination boiler [Boiler, Flue and Fixing Jig PC Sum £700.00] with balanced flue in original position, upgrade installation to Sedbuk A.	IT	1728.80
723203	U	BOILER:RENEW WITH COMBINATION AND PRESSURE VESSEL Boiler:Renew central heating/hot water boiler with PV combination boiler [Boiler, PV, Flue and Fixing Jig PC Sum £750.00] with balanced flue in original position, upgrade installation to Sedbuk A.	IT	1748.84
723205	U	BOILER:RENEW WITH CONDENSING BOILER - EXISTING Boiler:Renew central heating/hot water boiler with condensing boiler [Boiler, Flue and Fixing Jig PC Sum £700.00] with balanced flue in original position in dwelling, upgrade installation to Sedbuk A.	IT	1728.80
Gas Boilers in New Position				
723301	U	BOILER:RENEW WITH COMBINATION BOILER-NEW Boiler:Renew central heating/hot water boiler with condensing combination boiler [Boiler, Flue and Fixing Jig PC Sum £700.00] with balanced flue in new position, upgrade installation to Sedbuk A.	IT	1728.80
723303	U	BOILER:RENEW COMBINATION AND PRESSURE VESSEL-NEW Boiler:Renew central heating/hot water boiler with PV combination boiler [Boiler,PV, Flue, Fixing Jig PC Sum £650.00] with balanced flue in new position in dwelling, upgrade installation to Sedbuk A.	IT	1652.15
723305	U	BOILER:RENEW WITH CONDENSING BOILER - NEW Boiler:Renew central heating/hot water boiler with condensing boiler [Boiler, Flue and Fixing Jig PC Sum £700.00] with balanced flue in new position in dwelling, upgrade installation to Sedbuk A.	IT	1813.70
Domestic Gas Cookers				
Domestic Gas Cookers - Fault Locating				
722101	U	GAS COOKER:RESPONSE CALL-OUT Gas Cooker:Response call-out to any type of domestic gas cooker supplied by the Client, locate fault, including any necessary testing and report to Client Representative.	IT	23.64
722103	U	GAS COOKER:RESPONSE AND RECTIFY CALL-OUT Gas Cooker:Response call-out to Client's domestic gas cooker, locate fault, test, minor renewals/repairs/remedial works to remedy fault (material parts allowance £35.00) and report to CR.	IT	133.63
722105	U	GAS COOKER:RESPONSE CALL-OUT REPAIR NO PARTS Gas Cooker:Response call-out to any type of domestic gas cooker supplied by Client, locate fault, carry out minor repairs, no parts required, report to Client Representative.	IT	34.34

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Domestic Gas Cookers - Renewals				
722121	R	GAS COOKER:RENEW FREESTANDING COMPLETE Gas Cooker:Isolate supply, disconnect existing, clear away, supply and install new gas cooker [PC Sum of £300], reconnect, carry out gas tests on cooker and pipework and leave in working order.	NO	459.89
722123	R	GAS HOB UNIT:RENEW COMPLETE Gas Hob Unit:Isolate supply, disconnect existing, clear away, supply and install new 4 ring gas hob unit [PC Sum of £190], reconnect, carry out gas tests on hob unit/pipework, leave in working order.	NO	322.40
722131	R	GAS COOKER:RENEW GRILLE PAN Gas Cooker:Renew grille pan to gas domestic cooker and remove waste and debris.	NO	25.53
722132	R	GAS COOKER:RENEW GRILLE PAN GRID Gas Cooker:Renew grille pan grid to gas domestic cooker and remove waste and debris.	NO	14.96
722133	R	GAS COOKER:RENEW TOP PLATE Gas Cooker:Renew top plate to gas domestic cooker and remove waste and debris.	NO	63.84
722134	R	GAS COOKER:RENEW CAKE TRAY Gas Cooker:Renew cake tray to gas domestic cooker and remove waste and debris.	NO	19.98
722135	R	GAS COOKER:RENEW BURNER Gas Cooker:Renew burner to gas domestic cooker and remove waste and debris.	NO	29.12
722136	R	GAS COOKER:RENEW CONTROL KNOB Gas Cooker:Renew control knob to gas domestic cooker and remove waste and debris.	NO	11.18
722137	R	GAS COOKER:RENEW DOOR HANDLE Gas Cooker:Renew door handle to gas domestic cooker and remove waste and debris.	NO	35.73
722138	R	GAS COOKER:RENEW SELF CLEANING PANEL Gas Cooker:Renew self cleaning panel to gas domestic cooker and remove waste and debris.	NO	38.59
722139	R	GAS COOKER:RENEW LIGHTER Gas Cooker:Renew gas lighter to gas domestic cooker and remove waste and debris.	NO	22.48
Domestic Gas Cookers - Supply Hoses				
722141	R	GAS COOKER:RENEW SUPPLY HOSE 500MM Gas Cooker:Renew 500mm long proprietary gas supply hose with snap fit connectors to supply outlet and to domestic gas cooker and remove waste and debris.	NO	32.17
722143	R	GAS COOKER:RENEW SUPPLY HOSE 1000MM Gas Cooker:Renew 1000mm long proprietary gas supply hose with snap fit connectors to supply outlet and to domestic gas cooker and remove waste and debris.	NO	34.40

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Domestic Gas Cookers - Void Works				
740001	U	GAS COOKER:DISCONNECT BAYONET TYPE SEAL MAKE SAFE Gas Cooker:Isolate supply and disconnect any gas cooker (bayonet type fitting) and leave safe.	NO	13.03
740003	U	GAS COOKER:DISCONNECT SEAL CAP MAKE SAFE Gas Cooker:Isolate supply and disconnect any gas cooker, cap off supply pipework and leave safe.	NO	11.60
740005	U	GAS COOKER:RECONNECT WITH BAYONET TEST Gas Cooker:Connect or reconnect any gas cooker with bayonet type fitting, test and leave in working order.	NO	12.00
740007	U	GAS COOKER:RECONNECT AND TEST Gas Cooker:Connect or reconnect any gas cooker including removing temporary capping to supply, test and leave in working order.	NO	14.15
740043	U	GAS COOKER:RENEW STABILITY CHAIN Gas Cooker:Renew or install gas cooker stability chain in accordance with the manufacturers technical data sheet and remove waste and debris.	NO	12.39
740045	R	GAS COOKER:SUPPLY OR RENEW SUPPLY BAYONET FITTING Gas Cooker:Isolate supply to any gas cooker point, remove existing fitting, renew or supply and fix new bent or straight bayonet socket fitting screwed to supply pipe, test and leave safe.	NO	18.26
740047	R	GAS COOKER:SUPPLY OR RENEW BAYONET AND EXTEND PIPE Gas Cooker:Isolate supply to any gas point, remove existing fitting, extend existing supply pipe by up to 3.00m with copper pipe and fittings, fix bent or straight bayonet socket fitting, test.	NO	35.05
Void Works				
Void Property Works				
730001	X	VOID:REMOVE ANY GAS APPLIANCE AND SEAL SUPPLY Void:Remove any type of existing gas appliance and seal off supply and remove waste and debris.	IT	36.67
730003	X	VOID:BLANK OFF REDUNDANT POINT Void:Blank off redundant gas point and test upon completion.	IT	14.24
730005	X	VOID:TEST AND COMMISSION CENTRAL HEATING SYSTEM Void:Carry out all necessary tests and commission central heating system complete and leave in full working order.	IT	42.45
730007	X	VOID:CHECK AND TEST GAS INSTALLATION Void:Carry out complete check and test on gas installation to any property and provide report to the Client Representative.	IT	28.30
730009	X	VOID:SAFETY CHECK AND TEST GAS INSTALLATION Void:Carry out complete Landlords gas safety check, turn on and testing to all gas appliances and installation to any property and provide Landlords Gas Safety Check Report (CP12) to the CR.	IT	63.68
730011	X	VOID:TEMPORARY CAP GAS SUPPLY Void:Temporary cap gas supply to void property, attend and remove cap on reoccupation of property.	IT	22.22

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Draining Down				
713001	X	VOID:DRAIN DOWN CENTRAL HEATING Void:Drain down central heating water system to void property.	IT	17.69
713003	X	VOID:REFILL CENTRAL HEATING Void:Refill central heating system to void and introduce approved rust inhibitor to system, fire up and test.	IT	91.40
Boiler Cupboards				
741001	R	BOILER CUPBOARD:CONSTRUCT Boiler Cupboard:Construct cupboard complete with framing, door lining, stops, architraves and skirting to match existing, flush door with all ironmongery plasterboard lining, make good, decorate.	IT	375.34
Builders Work				
741101	R	GAS VENT:INSTALL PROPRIETARY VENT KIT Vent:Supply and install 125mm diameter proprietary ventilator kit complete, core drill through external/internal cavity walls, install vent kit and sleeving, make good, and remove waste and debris.	NO	62.91
741103	R	GAS FIRE:ADAPT FOR GAS Fire:Remove existing fireplace surround, hearth, backboiler and fire, blank off pipework, modify opening to suit new gas fire and backboiler (installed by others) make good, remove waste and debris.	NO	159.86
741105	R	DRAUGHTPROOF:PROVIDE TO DOORS Draughtproof:Supply and fix proprietary aluminium draught seals to head and both jambs of external doors, screw fixed in accordance with the manufacturers technical data sheet.	LM	3.69
741107	R	DRAUGHTPROOF:PROVIDE TO WINDOWS Draughtproof:Supply and fix proprietary draught seals to all edges of opening casements and of double hung sash windows, all in accordance with the manufacturers technical data sheet.	LM	3.69
741109	R	DUCT:RENEW PLYWOOD SIDED CASING NE 450MM Duct:Renew or form two or three sided 6mm plywood pipe duct casing ne450mm girth screwed to and including 38x50mm framing, form access points, prepare for redecoration, remove waste and debris.	LM	50.81
741111	R	DUCT:RENEW PLYWOOD SIDED CASING - 300MM Duct:Renew or form two or three sided 6mm plywood pipe duct casing ne 300mm girth screwed to and including 38x50mm framing, form access points, prepare for redecoration, remove waste and debris.	LM	31.09
741113	R	PIPEWORK:PREPARE PRIME PAINT SMALL HEATING Pipework:Prepare for and apply coat of primer, one undercoat and two coats of gloss paint to copper pipework ne 25mm diameter including clips.	LM	5.72

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
ELECTRICAL				
Space Point and Water Heating Appliances				
Storage Heaters				
810001	U	HEATER:RENEW NE 1.75KW STORAGE HEATER Heater:Isolate supply, disconnect existing, clear away and renew ne 1.75 kilowatt storage heater, make all connections, including fixing securely to wall, electrical tests and leave in working order.	NO	266.78
810002	U	HEATER:RENEW NE 0.6KW STORAGE TO BATHROOM Heater:Isolate supply, disconnect existing, clear away and renew ne 0.6 kilowatt storage heater, make all connections, including fixing securely to wall, electrical tests and leave in working order.	NO	190.89
810003	U	HEATER:RENEW NE 2.6KW STORAGE HEATER Heater:Isolate supply, disconnect existing, clear away and renew ne 2.6 kilowatt storage heater, make all connections, including fixing securely to wall, electrical tests and leave in working order.	NO	332.49
810005	U	HEATER:RENEW NE 3.4KW STORAGE HEATER Heater:Isolate supply, disconnect existing, clear away and renew ne 3.4 kilowatt storage heater, make all connections, including fixing securely to wall, electrical tests and leave in working order.	NO	403.49
Combination Storage/Convactor Heaters				
811001	U	HEATER:RENEW 1.75 AND 1.0KW COMBINED STORAGE Heater:Isolate supply, disconnect existing, renew with combination storage and convactor heater, ne 1.7 kilowatt storage and ne 1.0 kilowatt convactor, make all connections, tests, make good.	NO	375.44
811003	U	HEATER:RENEW 2.6 AND 1.5KW COMBINED STORAGE Heater:Isolate supply, disconnect existing, renew with combination storage and convactor heater, ne 2.6 kilowatt storage and ne 1.5 kilowatt convactor, make all connections, tests, make good.	NO	453.46
811005	U	HEATER:RENEW 3.4 AND 2.0KW COMBINED STORAGE Heater:Isolate supply, disconnect existing, renew with combination storage and convactor heater, ne 3.4 kilowatt storage and ne 2.0 kilowatt convactor, make all connections, tests, make good.	NO	542.64
Storage Heaters - Repairs				
813006	U	HEATER:RENEW ANY PARTS TO STORAGE [PER HEATER] Heater:Isolate supply, disconnect, clear away and renew all necessary parts to any size storage heater dismantle and reassemble storage heater and access covers, set or reset thermostat, tests.	IT	60.09
813019	R	HEATER:RESITE AND RECONNECT Heater:Isolate supply, disconnect and resite storage heater, including dismantle and reassemble move to new site, secure to wall, and make all connections, reconnect, tests.	NO	33.92
813021	R	HEATER:DISCONNECT AND REMOVE Heater:Isolate supply, disconnect and remove to secure store for subsequent reuse any night storage heater and make safe existing supply.	NO	28.92

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ITEM	PRI	DESCRIPTION	UNIT	RATE
813035	U	THERMOSTAT:RENEW ROOM TYPE TO ELECTRIC HEATING Thermostat:Isolate supply, disconnect, clear away and renew high limit room thermostat, including make all connections and leave in working order.	NO	26.64
813039	U	HEATER:SERVICE ANY TYPE OF STORAGE HEATER Heater:Attend property and carry out service to any type of electric storage heater including provision of minor parts as necessary, test and leave in working order and remove waste and debris.	NO	25.01
Space Heaters				
814001	U	HEATER:RENEW NE 0.75KW SPACE HEATER Heater:Isolate/reconnect supply, renew with ne 0.75 kW low carbon high efficient energy cell space heater, make all connections, fixing securely to wall, electrical tests and leave in working order.	NO	273.68
814003	U	HEATER:RENEW NE 1.0KW SPACE TO BATHROOM Heater:Isolate/reconnect supply, renew with ne 1.00 kW low carbon high efficient energy cell space heater, make all connections, fixing securely to wall, electrical tests and leave in working order.	NO	289.08
814005	U	HEATER:RENEW NE 1.25KW SPACE HEATER Heater:Isolate/reconnect supply, renew with ne 1.25 kW low carbon high efficient energy cell space heater, make all connections, fixing securely to wall, electrical tests and leave in working order.	NO	294.21
814007	U	HEATER:RENEW NE 1.5KW SPACE HEATER Heater:Isolate/reconnect supply, renew with ne 1.50 kW low carbon high efficient energy cell space heater, make all connections, fixing securely to wall, electrical tests and leave in working order.	NO	299.34
Radiant and Convector Heaters				
815001	U	FIRE:RENEW NE 2.5KW RADIANT FIRE Fire:Isolate supply, disconnect, clear away and renew with ne 2.5 kilowatt focalpoint radiant fire, make all connections into spur box reconnect electricity, tests and leave in working order.	NO	208.68
815002	R	FIRE:INSTALL NE 3.0KW INSET FOCAL FAN HEATER Fire:Isolate/reconnect supply, install approved ne 3.0 kW inset flame effect fan heater with surround, back and hearth, spur circuit, DP switch spur outlet, tests, certificate, make good.	IT	384.77
815003	U	HEATER:RENEW 2.5KW FAN CONVECTOR HEATER Heater:Isolate supply, disconnect, clear away and renew or install ne 2.5 kilowatt fan-assisted convector heater, fix to wall, make connections into spur box, reconnect electricity, tests.	NO	74.40
815005	U	HEATER:RENEW 2.5KW FAN CONVECTOR WITH TIMER Heater:Isolate supply, disconnect, clear away and renew or install ne 2.5 kilowatt fan-assisted convector heater including 24 hour timer, fix to wall, make connections, reconnect, tests.	NO	105.82
815007	U	HEATER:RENEW NE 1KW PANEL HEATER Heater:Isolate supply, disconnect, clear away and renew ne 1 kilowatt panel heater fix to wall, make connections into spur box, reconnect electricity, tests.	NO	129.78

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ITEM	PRI	DESCRIPTION	UNIT	RATE
815009	U	HEATER:RENEW NE 1KW PANEL HEATER WITH TIMER Heater:Isolate supply, disconnect, clear away and renew ne 1 kilowatt panel heater with 24hr timer fix to wall, make connections into spur box, reconnect electricity, tests.	NO	157.32
815011	U	HEATER:RENEW NE 2KW PANEL HEATER Heater:Isolate supply, disconnect, clear away and renew ne 2 kilowatt panel heater fix to wall, make connections into spur box, reconnect electricity, tests.	NO	150.35
815013	R	HEATER:RENEW NE 2KW PANEL HEATER WITH TIMER Heater:Isolate supply, disconnect, clear away and renew ne 2 kilowatt panel heater with 24hr timer fix to wall, make connections into spur box, reconnect electricity, tests.	NO	173.69
815015	U	HEATER:RENEW NE 3KW PANEL HEATER Heater:Isolate supply, disconnect, clear away and renew ne 3 kilowatt panel heater fix to wall, make connections into spur box, reconnect electricity, tests.	NO	179.55
815017	U	HEATER:RENEW NE 3KW PANEL HEATER WITH TIMER Heater:Isolate supply, disconnect, clear away and renew ne 3 kilowatt panel heater with 24hr timer fix to wall, make connections into spur box, reconnect electricity, tests.	NO	208.50
815019	U	FIRE:RENEW NE 1KW INFRA RED HEATER Fire:Isolate supply, disconnect, clear away and renew with ne 1 kilowatt infra red wall mounted heater with pull cord, fix to wall, make connections, reconnect electricity, tests.	NO	78.96
815020	U	HEATER:SERVICE ANY TYPE OF PANEL HEATER Heater:Attend property and carry out service to any type of electric panel heater including provision of minor parts as necessary, test and leave in working order.	NO	23.80
815021	U	FIRE:RENEW NE 2KW INFRA RED HEATER Fire:Isolate supply, disconnect, clear away and renew with ne 2kW infrared wall mounted heater with pull cord, fix to wall, make connections, reconnect electricity, tests.	NO	84.50
815023	U	HEATER:RENEW 2KW WALL FAN HEATER Heater:Isolate supply, disconnect, clear away and renew or install ne 2 kilowatt wall mounted fan heater, fix to wall, make connections into spur box, reconnect electricity, tests.	NO	72.55
815025	U	HEATER:RENEW 2KW WALL FAN HEATER WITH TIMER Heater:Isolate supply, disconnect, clear away and renew or install ne 2 kilowatt wall mounted fan heater with 24hr timer, fix to wall, make connections, reconnect electricity, tests.	NO	110.50
815051	R	FIRE:INSTALL NE 2.5KW RADIANT FOCAL FIRE Fire:Isolate/reconnect supply, install ne 2.5 kilowatt focal point radiant fire and surround, spur box, electrical tests and leave in working order [PC Sum of £200.00 for supply and delivery].	NO	307.31

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Radiant and Convector Heaters - Repairs				
817001	U	HEATER:RENEW RADIANT ELEMENT Heater:Isolate supply, disconnect, clear away and renew infra-red silica heater element to radiant heater, dismantle and reassemble any access covers, reconnect electricity supply, test.	NO	48.03
817003	U	HEATER:RENEW RADIANT REFLECTOR Heater:Isolate supply, disconnect, clear away and renew reflector panel, secure into place on radiant heater, dismantle and reassemble any access covers, reconnect electricity supply, test.	NO	34.12
817007	U	HEATER:RENEW DP SWITCH Heater:Isolate supply, disconnect, clear away and renew double pole control switch to heater, dismantle and reassemble any access covers, reconnect electricity supply, test.	NO	17.25
817011	R	FIRE OR RADIANT HEATER:SERVICE ANY TYPE Fire or Radiant Heater:Attend property and carry out service to any type of electric fire or radiant heater including provision of minor parts as necessary, test and leave in working order.	NO	25.01
Electric Towel Rail				
819001	R	TOWEL RAIL:RENEW NE 175 WATT ELECTRIC Towel Rail:Isolate supply, disconnect, clear away and renew towel rail ne 175 watt, free standing or wall mounted fix to wall make all connections into spur box, reconnect, tests and make good.	NO	241.39
Immersion Heaters				
820003	U	IMMERSION HEATER:RENEW 3KW ALLOY (TOP) Immersion Heater:Isolate/reconnect supply, drain down/refill, renew 3kW alloy top entry immersion heater to copper cylinder, test and vent refix, test and reset thermostat, make all connections.	NO	50.87
820007	U	IMMERSION HEATER:RENEW NE 3KW ALLOY (BOTTOM) Immersion Heater:Isolate/reconnect supply, drain down/refill, renew 3kW alloy bottom entry immersion heater to copper cylinder, test, vent refix, test, reset thermostat, make connections.	NO	73.01
820009	U	IMMERSION HEATER:RENEW CYLINDER THERMOSTAT Immersion Heater:Disconnect, clear away and renew any thermostat to immersion heater.	NO	24.50
820011	U	IMMERSION HEATER:DISCONNECT Immersion Heater:Isolate and disconnect faulty immersion heater, fix temporary sealing box to exposed cable and leave safe.	NO	13.86
820013	U	IMMERSION HEATER:REMOVE AND SEAL BOSS Immersion Heater:Isolate, disconnect and remove any defective immersion heater, drain down as necessary, seal immersion boss, disconnect, fix temporary sealing box to exposed cable and leave safe.	IT	25.90
820015	U	IMMERSION HEATER:RECONNECT AND TEST Immersion Heater:Reconnect any immersion heater and undertake electrical test and remove waste and debris.	IT	22.13
820017	U	IMMERSION HEATER:TEST AND RESET THERMOSTAT Immersion Heater:Test and reset as necessary any immersion heater thermostat.	IT	11.38

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ITEM	PRI	DESCRIPTION	UNIT	RATE
820019	U	IMMERSION HEATER:RENEW CIRCUIT AND SWITCH Immersion Heater:Isolate/reconnect supply, renew immersion heater circuit with 20 amp DP isolator switch, 20 amp DP indicator switch, reconnect of heater flex, tests, provide certificate, make good.	NO	145.31
820021	U	IMMERSION HEATER:RENEW FLEX CONNECTION Immersion Heater:Isolate/reconnect supply, renew 1.00m length of 2.5mm 3 core butyl rubber flex to immersion heater, make connections to switch and heater, tests, provide certificate, make good.	NO	20.86
820023	U	IMMERSION HEATER:RENEW 20A DP/TP INDICATOR SWITCH Immersion Heater:Isolate/reconnect supply, renew 20 amp moulded plastic DP switch with neon indicator and box fixed to walls, remake connections, tests and make good.	NO	35.32
820025	U	IMMERSION HEATER:RENEW BOOSTER SWITCH Immersion Heater:Isolate/reconnect supply, renew or supply and install immersion booster switch with and box fixed to walls, remake connections, tests and make good.	NO	22.67
Water Storage Heaters				
825001	U	WATER HEATER:RENEW 3KW 7 LITRE Water Heater:Isolate/reconnect supplies, drain down/refill, renew 3kW 7 litre water storage heater, test, remake all connections, electrical tests and leave in working order on completion.	NO	136.80
825003	U	WATER HEATER:RENEW 3KW 100 LITRE Water Heater:Isolate/reconnect supplies, drain down/refill, renew 3kW 100 litre water storage heater, test, remake all connections, electrical tests and leave in working order on completion.	NO	852.97
825005	U	WATER HEATER:RENEW 3KW NE 30 LITRE Water Heater:Isolate/reconnect supplies, drain down/refill, renew 3kW 30 litre water storage heater, test, remake all connections, electrical tests and leave in working order on completion.	NO	381.13
825007	U	WATER HEATER:RENEW SWITCH Water Heater:Isolate/reconnect supply, renew 20 amp DP immersion heater switch marked WATER HEATER, 2 hour run-back timer, neon indicator, and box, remake connections, tests and make good.	NO	31.27
825009	U	WATER HEATER:RENEW EC7 TIMER SWITCH Water Heater:Isolate/reconnect supply, renew EC7 micro 24-hour timer switch to water heater, dismantle and reassemble access covers, reset, electrical tests, leave in working order.	NO	55.80
Water Storage Heaters - Repairs				
826001	U	WATER HEATER:RENEW CONTROL SPINDLES Water Heater:Isolate/reconnect supply, renew control spindles and racks to water heater, dismantle and reassemble access covers, reset, electrical tests and leave in working order.	NO	50.70
Electric Heating Controls				
827001	U	PROGRAMMER:RENEW HEATING CONTROL TIME CLOCK Programmer:Isolate/reconnect supply, renew any Economy 7 time switch clock, remake all necessary connections, electrical tests, make good and leave in working order.	NO	99.31

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Electrical Appliances				
Showers - Electric				
830001	U	SHOWER:INSTALL NEW NE 8.7KW UNIT Shower:Supply and install new ne 8.7kW shower unit connect to water and electrical supplies including shower circuit, RCD, MCB 45A, DP switch adjust pipework fill, test, certificate, make good.	NO	342.55
830003	U	SHOWER:RENEW NE 8.7KW UNIT Shower:Renew with ne 8.7kW shower unit, adjust remake all connections, fill, test and adjust, install RCBO, 45A DP switch, reconnect electricity supply, test, provide certificate, make good.	NO	258.43
830005	U	SHOWER:OVERHAUL ELECTRIC Shower:Isolate/reconnect water and electric supplies, remove shower, carry out minor repairs and refix, test all newly made joints, and undertake electrical tests, make good.	NO	80.72
830007	R	SHOWER:DISCONNECT SEAL AND MAKE SAFE Shower:Isolate supply and disconnect shower unit, fix temporary sealing box to exposed cable and leave safe, dispose of shower unit if not being re-installed.	NO	24.27
830009	R	SHOWER:RECONNECT AND TEST Shower:Reconnect shower unit, test all supplies including carry out electrical tests and leave in working order.	NO	31.62
830011	R	SHOWER:RENEW CIRCUIT Shower:Isolate/reconnect supply, renew shower circuit, mini-trunking or rigid PVC conduit chased into wall etc, RCD protection, MCB 45A, DP switch, make connections, tests, certificate, make good.	NO	142.47
830013	R	SHOWER:RENEW 45A CEILING SWITCH Shower:Isolate/reconnect renew 45 amp one way moulded plastic DP ceiling switch, neon indicator, cord, make connections, electrical tests, make good.	NO	42.92
830015	R	PUMP:INSTALL SHOWER SYSTEM WITH CURTAIN Pump:Supply and install new proprietary pumped water system complete with shower head, hose, pipework and controls, test [PC Sum for supply and delivery of pumped water system £470.00 excluding VAT].	NO	729.88
830017	R	PUMP:RENEW SHOWER SYSTEM Pump:Isolate/reconnect, renew proprietary pumped shower, RCBO or MCB/RCD 45A, make good, test, remove waste and debris [PC Sum for supply and delivery of pumped shower £470.00 excluding VAT].	NO	714.07
830019	R	PUMP:INSTALL SHOWER SYSTEM OVER BATH Pump:Supply install thermostatic shower controller and booster pump pumped system complete, test, make good [PC Sum for supply/delivery of shower controller pumped water system £770.00 excluding VAT].	NO	1190.30
830021	R	PUMP:RENEW BOOSTED SHOWER CONTROLLER Pump:Isolate/reconnect, renew thermostatic shower controller, to pumped shower system, RCBO or MCB/RCD 45A, tests, make good [PC Sum for supply and delivery of shower controller £340.00 excluding VAT]	NO	507.27

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ITEM	PRI	DESCRIPTION	UNIT	RATE
830023	R	PUMP:RENEW BOOSTED SHOWER PUMP Pump:Isolate/reconnect, renew twin shower booster pump to pumped shower system RCBO/MCB+RCD 45A, tests, make good [PC Sum for supply and delivery of shower pump £380.00 excluding VAT].	NO	588.90
830025	R	SHOWER:RENEW 9.5 KW COMPLETE Shower:Renew shower unit with 9.5 kW electric shower unit complete with advanced temperature stabiliser, RCBO protection, 45amp DP switch, in line scale reducer, test, make good.	NO	393.29
830027	R	SHOWER:INSTALL 9.5 KW COMPLETE Shower:Supply and install new 9.5 kW electric shower unit complete with advanced temperature stabiliser for constant temperature control, RCBO protection, 45amp DP switch, inline scale reducer.	NO	456.99
830029	R	SHOWER:RENEW 9.5 KW AUDIO VISUAL COMPLETE Shower:Renew shower unit with 9.5 kW electric shower unit complete with advanced temperature stabiliser and audio-visual warning devices, RCBO protection, 45amp DP switch, in line scale reducer, test,.	NO	425.78
830031	R	SHOWER:INSTALL 9.5 KW AUDIO VISUAL COMPLETE Shower:Supply and install new 9.5 kW electric shower unit complete with advanced temperature stabiliser and audio visual warning devices, RCBO protection, 45amp DP switch, in line scale reducer.	NO	489.48
Domestic Type Cookers				
835001	R	ELECTRIC COOKER:DISCONNECT SEAL AND MAKE SAFE Electric Cooker:Isolate supply and disconnect electric cooker, fix temporary sealing box to exposed cable and leave safe.	NO	8.80
835003	R	ELECTRIC COOKER:RECONNECT AND TEST Electric Cooker:Reconnect cooker, carry out electrical tests and leave in working order and remove waste and debris.	NO	9.49
Domestic Type Cookers - Fault Locating				
882001	R	ELECTRIC COOKER:LOCATE FAULT Electric Cooker:Locate fault in domestic cooker circuit or connections, testing and report to CR (any repairs required to be ordered separately, can only be claimed if instructed by CR).	IT	37.94
882011	R	ELECTRIC COOKER:LOCATE FAULT AND REPAIR Electric Cooker:Locate fault in domestic cooker circuit or connections, test, minor renewals or repairs to remedy fault (material parts £5.00), report to CR (can only be claimed if instructed by CR).	IT	87.11
Domestic Type Electric Cookers - Renewals				
882021	R	ELECTRIC COOKER:RENEWAL 4 PLATE TYPE Electric Cooker:Isolate/reconnect supply, renew 4 plate domestic type cooker complete [PC Sum for supply £250], undertake electrical tests, test operation and leave in working order.	NO	350.49
882023	R	ELECTRIC COOKER:RENEW 2 PLATE TYPE HOB UNIT Electric Cooker:Isolate/reconnect supply, renew 2 plate domestic type hob unit complete [PC Sum for supply £95], undertake al tests, test operation and leave in working order.	NO	156.71

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ITEM	PRI	DESCRIPTION	UNIT	RATE
882025	R	ELECTRIC COOKER:RENEW BUILT IN HOB UNIT Electric Cooker Unit:Isolate/reconnect supply, renew domestic type built in or inset electric hob unit [PC Sum for supply £250], undertake electrical tests, test operation and leave in working order.	NO	350.49
882031	R	ELECTRIC COOKER:RENEW GRILL PAN Electric Cooker:Renew grill pan to domestic type electric cooker and remove waste and debris.	NO	25.53
882032	R	ELECTRIC COOKER:RENEW GRILL PAN GRID Electric Cooker:Renew grill pan grid to domestic type electric cooker and remove waste and debris.	NO	14.96
882033	R	ELECTRIC COOKER:RENEW TOP PLATE Electric Cooker:Renew top plate to domestic type electric cooker and remove waste and debris.	NO	85.49
882034	R	ELECTRIC COOKER:RENEW CAKE TRAY Electric Cooker:Renew cake tray to domestic type electric cooker and remove waste and debris.	NO	17.88
882035	R	ELECTRIC COOKER:RENEW CONTROL KNOB Electric Cooker:Renew control knob to domestic type electric cooker and remove waste and debris.	NO	10.43
882036	R	ELECTRIC COOKER:RENEW GRILL PAN HANDLE Electric Cooker:Renew grill pan handle to domestic type electric cooker and remove waste and debris.	NO	16.82
882037	R	ELECTRIC COOKER:RENEW OVEN DOOR Electric Cooker:Renew oven door to domestic type electric cooker and remove waste and debris.	NO	88.61
882038	R	ELECTRIC COOKER:RENEW SELF CLEANING PANEL Electric Cooker:Renew self cleaning panel to domestic type electric cooker and remove waste and debris.	NO	64.45
882051	R	ELECTRIC COOKER:RENEW BUILT IN OVEN UNIT Electric Cooker:Isolate/reconnect supply, renew built in type domestic electrical oven [PC Sum for supply £295], reconnect, undertake electrical tests, test operation and leave in working order.	NO	425.72
Cooker Control Units and Circuits				
835005	U	COOKER CONTROL UNIT:REMOVE REPAIR AND REFIX Cooker Control Unit:Isolate supply and remove unit, determine fault and carry out minor repairs, refix control unit, reconnect electricity supply, undertake electrical tests and make good.	NO	42.78
835007	U	ELECTRIC COOKER:RENEW CIRCUIT Electric Cooker:Isolate/reconnect supply, renew cooker circuit with wall mounted control box, cable run in mini-trunking or rigid PVC conduit, remake connections, test, provide certificate, make good.	NO	139.83
835009	U	ELECTRIC COOKER:RENEW UNIT AND CIRCUIT Electric Cooker:Isolate/reconnect supply, renew link circuit to new cooker outlet plate, cable run in mini-trunking or rigid PVC conduit, connections, tests, provide certificate, make good.	NO	76.88

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ITEM	PRI	DESCRIPTION	UNIT	RATE
835011	U	ELECTRIC COOKER:RENEW CONTROL UNIT AND SWITCH Electric Cooker:Isolate/reconnect supply, renew 45/50 amp surface mounted plastic cooker unit, mounting-box, DP switch, remake connections, undertake electrical tests, make good.	NO	42.69
835012	U	ELECTRIC COOKER:RENEW CONTROL UNIT SOCKET + SWITCH Electric Cooker:Isolate/reconnect supply, renew 45/50A surface mounted DP switch cooker unit with neon indicator, 13A socket and mounting-box, connection, tests make good, remove waste and debris.	NO	49.34
835013	U	ELECTRIC COOKER:RENEW METAL CONTROL UNIT Electric Cooker:Isolate/reconnect supply, renew 45/50 amp flush type metal cooker control unit, flush box, DP switch, remake connections, undertake electrical tests, make good.	NO	59.53
835015	U	ELECTRIC COOKER:RENEW CONTROL PLATE Electric Cooker:Isolate/reconnect supply, renew 45/50 amp surface mounted cooker control unit plate, DP switch, remake connections, undertake electrical tests, make good.	NO	42.32
835019	U	ELECTRIC COOKER:RENEW COOKER OUTLET PLATE Electric Cooker:Isolate/reconnect supply, renew cooker outlet plate and make connections to cooker control unit and to cooker cable, electrical tests, make good.	NO	11.18
Cooker Ventilation Hoods				
836001	R	ELECTRIC COOKER HOOD:SERVICE ANY TYPE Electric Cooker Hood:Isolate/reconnect supply, carry out service to any type of domestic cooker ventilation hood, clean, renew filters, other minor parts as necessary, test and leave in working order.	NO	26.45
836003	R	ELECTRIC COOKER HOOD:RENEW EXTRACTOR UNIT Electric Cooker Hood:Isolate/reconnect supply, remove existing and supply and install new cooker extractor unit, reconnect to cooker hood vent kit, tests, make good, remove waste and debris.	NO	267.36
836005	R	ELECTRIC COOKER HOOD:RENEW COMPLETE Electric Cooker Hood:Isolate/reconnect supply, remove existing and supply and install new cooker extractor unit complete with vent kit, ducting and terminal/grill, tests, make good, remove debris.	NO	290.19
Domestic Type Electric Laundry Equipment				
882121	R	WASHING MACHINE:RENEW Washing Machine:Isolate/reconnect supplies, renew domestic type electric washing machine [PC Sum of £245], reconnect waste pipework, electrical test, make good and leave in working order.	NO	344.24
882123	R	TUMBLE DRYER:RENEW Tumble Dryer:Isolate/reconnect supply, renew domestic type electric tumble dryer [PC Sum for supply £190], electrical test, make good on completion and leave in working order.	NO	275.48
Domestic Type Dishwashing Equipment				
882601	R	DISHWASHING MACHINE:RENEW FREESTANDING Dishwashing Machine:Isolate/reconnect supplies, renew domestic type dishwashing machine [PC Sum of £300], reconnect waste pipework, electrical test, make good on completion and leave in working order.	NO	413.00

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ITEM	PRI	DESCRIPTION	UNIT	RATE
882603	R	DISHWASHING MACHINE:RENEW INTEGRATED Dishwashing Machine:Isolate/reconnect supplies, renew domestic type integrated dishwasher [PC Sum of £410], reconnect waste pipework, electrical test, make good on completion, leave in working order.	NO	550.52
Domestic Type Electric Refrigerator				
882221	R	REFRIGERATOR:RENEW NE 150 LITRE Refrigerator:Disconnect existing, clear away, supply and install ne 150 litre domestic type electric refrigerator [PC Sum of £220], reconnect, leave in working order and remove waste and debris.	NO	312.98
882223	R	REFRIGERATOR:RENEW NE 200 LITRE Refrigerator:Disconnect existing, clear away, supply and install ne 200 litre domestic type electric refrigerator [PC Sum of £350], reconnect, leave in working order and remove waste and debris.	NO	475.51
882225	R	REFRIGERATOR:RENEW NE 300 LITRE Refrigerator:Disconnect existing, clear away, supply and install ne 300 litre domestic type electric refrigerator [PC Sum of £500], reconnect, leave in working order and remove waste and debris.	NO	663.03
882231	R	REFRIGERATOR:RENEW FREEZE DOOR Refrigerator:Renew freeze food compartment door to domestic type electric refrigerator and remove waste and debris.	NO	33.61
882232	R	REFRIGERATOR:RENEW GLASS SHELF Refrigerator:Renew glass shelf to domestic type electric refrigerator and remove waste and debris.	NO	47.08
882233	R	REFRIGERATOR:RENEW WIRE SHELF Refrigerator:Renew wire shelf to domestic type electric refrigerator and remove waste and debris.	NO	24.99
882234	R	REFRIGERATOR:RENEW DRIP SHELF Refrigerator:Renew drip shelf to domestic type electric refrigerator and remove waste and debris.	NO	22.91
882235	R	REFRIGERATOR:RENEW BUTTER TRAY FLAP Refrigerator:Renew butter tray flap to domestic type electric refrigerator and remove waste and debris.	NO	24.99
882236	R	REFRIGERATOR:RENEW SALAD BOX/TRAY Refrigerator:Renew salad box/tray to domestic type electric refrigerator and remove waste and debris.	NO	27.45
882237	R	REFRIGERATOR:RENEW BOTTLE RAIL Refrigerator:Renew bottle rail to domestic type electric refrigerator and remove waste and debris.	NO	38.67
882238	R	REFRIGERATOR:RENEW DOOR INSERT Refrigerator:Renew plastic door insert complete to domestic type electric refrigerator and remove waste and debris.	NO	38.67
Domestic Type Electric Deep Freeze				
882321	R	DEEP FREEZE:RENEW 200 LITRE Deep Freeze:Disconnect existing, clear away, supply and install new ne 200 litre domestic type electric deep freeze complete [PC Sum for supply £250], reconnect and leave in working order.	NO	350.49

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ITEM	PRI	DESCRIPTION	UNIT	RATE
882323	R	DEEP FREEZE:RENEW 350 LITRE Deep Freeze:Disconnect existing, clear away, supply and install over 200 and ne 350 litre domestic type electric deep freeze complete [PC Sum for supply £305], reconnect and leave in working order.	NO	419.25
Domestic Type - Annual Testing				
882411	R	DOMESTIC APPLIANCE:ANNUAL TEST Domestic Appliance:Annual electrical testing, certification and labelling of domestic type appliances supplied by Client (to be claimed for each item tested and certified).	NO	15.06
Domestic Type - Response Call Outs				
882503	R	DOMESTIC APPLIANCE:RESPONSE CALL-OUT Domestic Appliance:Response call-out to any type of domestic electrical appliance supplied by the Client, locate fault, test and report to Client Representative.	IT	24.55
882505	R	DOMESTIC APPLIANCE:RESPONSE AND REPAIR NE £35.00 Domestic Appliance:Response call-out to Client's domestic appliance, locate fault, testing and report to CR, minor renewals/repairs/remedial works to remedy fault [materials ne £35.00], test.	IT	82.63
882507	R	DOMESTIC APPLIANCE:RESPONSE AND REPAIR UPTO £85.00 Domestic Appliance:Response call-out to Client's domestic appliance, locate fault, testing and report to CR, minor renewals/repairs/remedial works to remedy fault [materials ne £85.00], test.	IT	165.62
Domestic Appliances Generally				
842001	R	DOMESTIC APPLIANCE:DISCONNECT AND RECONNECT Domestic Appliance:Isolate supply, disconnect, set aside, reposition domestic appliance (excluding cookers), remake all necessary connections, undertake electrical tests and make good all disturbed.	NO	12.65
Waste Disposal Unit				
872523	R	WASTE DISPOSAL:RESPONSE AND REPAIR Waste Disposal:Responsive call-out to waste disposal unit, carry out minor repair work to rectify fault, disconnect, clear obstruction, [materials ne £15.00] test operation report to CR.	NO	99.96
Ventilation				
Fans - Ventilating				
840001	R	FAN:RENEW MINIMUM 60LTR PER SECOND Fan:Isolate/reconnect supply, renew min 60 litre/second window/wall mounted fan, single speed motor, pipe duct, external wall grille, trickle ventilator, cord operated, tests, make good.	NO	127.14
840003	R	FAN:RENEW BUILT IN WALL FAN Fan:Isolate/reconnect supply, renew min 60 litre/second built in wall fan, single speed motor external wall grille, inner grille, trickle vent, tests, make good.	NO	135.66

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
840005	R	FAN:RENEW 2 SPEED WALL OR DUCT FAN Fan:Isolate/reconnect supply, renew through-wall or ducted fan, two speed motor, double insulated, 76 litre/second high speed, 38 litre/second low speed, wall grille, electrical tests, make good.	NO	278.96
840007	R	FAN:RENEW SINGLE SPEED WALL OR DUCT FAN Fan:Isolate/reconnect supply, renew through-wall or ducted fan, single speed motor double insulated automatic shutter, 26 litre/second, wall grille electrical tests, make good.	NO	212.59
840009	R	FAN:RENEW IN LINE DUCT FAN Fan:Isolate/reconnect supply, renew built in, in line duct fan, single speed motor class 1 earthed, fan capable of handling minimum 60 litre/second, electrical tests, make good.	NO	130.94
840011	R	FAN:RENEW CEILING OR DUCT FAN Fan:Isolate/reconnect supply, renew ceiling or ceiling duct fan single speed motor, integral air operated back draught shutter, ne 81 litre/second, electrical tests, make good.	NO	111.01
840013	R	FAN:RENEW FIRE DAMP CEILING OR DUCT FAN Fan:Isolate/reconnect supply, renew ceiling or ceiling duct fan, opposed blade fire dampers, single speed motor, back draught shutter ne 81 litre/second, electrical tests, make good.	NO	197.59
840015	R	FAN:RENEW TOILET OR BATHROOM FAN Fan:Isolate/reconnect supply, renew toilet or bathroom fan, single speed motor class 2, double insulated, integral timer, back draught shutter 25 litre/second, electrical tests, make good.	NO	108.96
840017	U	FAN:RENEW CIRCUIT AND OUTLET Fan:Isolate/reconnect supply, strip out and renew fan spur in mini-trunking or rigid PVC conduit chased into wall etc., 20 amp fused spur outlet, reconnect existing fan flex, tests, make good.	NO	100.68
840019	U	FAN:RENEW FLEX CONNECTION Fan:Isolate/reconnect supply, strip out and renew 1.00m length of 2.5mm 3 core butyl rubber flex to fan, make connections to 20 amp fused spur outlet and fan, tests, make good.	NO	21.00
840031	R	FAN:INSTALL WALL FAN Fan:Isolate/reconnect supply, install 150mm wall mounted extractor fan with humidistat, circuit, fused spur outlet, builders work, tests and make good.	NO	145.15
Fans - Condensation Control				
841001	R	FAN:RENEW 2 SPEED CONDENSATION CONTROL Fan:Isolate/reconnect supply, renew plastic cased through-wall or ducted condensation control fan, 2 speed motor, 61 litre/second high speed 41 litre/ second low speed, wall grille, tests, make good.	NO	184.88
841003	R	FAN:RENEW VARIABLE SPEED CONDENSATION CONTROL Fan:Isolate/reconnect supply, renew plastic cased through-wall or ducted condensation control fan variable speed motor, 14-22 litre/second at variable speed, wall grille, tests, make good.	NO	205.54

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
841005	R	FAN:RENEW VARIABLE SPEED TIMER Fan:Isolate/reconnect supply, renew plastic cased through-wall or ducted condensation control fan variable speed motor, timer, 14-22 litre/second at variable speed, wall grille, tests, make good.	NO	205.54
841007	R	FAN:OVERHAUL DOMESTIC EXTRACT Fan:Overhaul any kind of domestic extractor fan, dismantle and reassemble, clean and oil, test and leave in working order.	NO	23.80
841009	R	FAN:RENEW WITH LOW VOLTAGE TRANSFORMER TYPE Fan:Isolate/reconnect supply, renew with plastic cased through-wall or ducted low voltage transformer condensation control fan, class 2, wall grille if necessary, tests, make good.	NO	185.06
841011	R	FAN:INSTALL LOW VOLTAGE TRANSFORMER TYPE Fan: Isolate/reconnect supply, install through-wall or ducted low voltage transformer condensation control fan, class 2, circuit, spur outlet, builders work, tests, make good.	NO	219.34
841013	R	FAN:INSTALL 2 SPEED CONDENSATION CONTROL Fan: Isolate/reconnect supply, install through-wall or ducted condensation control fan, 2 speed motor, 61 l/second high 41 l/second low speed, circuit, spur outlet, builders work, tests, make good.	NO	252.26
841021	R	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	23.92
Low Energy Positive Output Whole House Ventilation				
841101	R	VENT UNIT:INSTALL LOFT VENTILATION Vent Unit:Install approved ventilation unit in loft space of dwelling, complete including all builders and electrical work, in accordance with manufacturers technical data sheet, tests, make good.	IT	651.09
841102	R	VENT UNIT:INSTALL LOFT VENTILATION WITH HEATER Vent Unit:Install approved ventilation unit with heater in loft space of dwelling complete, all builders and electrical work, in accordance with manufacturers technical data sheet, test, make good.	IT	757.38
841103	R	VENT UNIT:INSTALL WHOLE HOUSE Vent Unit:Install approved ventilation system, complete including all builders and electrical work, in accordance with manufacturers technical data sheet, tests, make good.	IT	739.26
841104	R	VENT UNIT:INSTALL WHOLE HOUSE WITH HEATER Vent Unit:Install approved ventilation system with heater, complete including all builders and electrical work, in accordance with manufacturers technical data sheet, tests, make good.	IT	845.54
841105	R	VENT UNIT:OVERHAUL Vent Unit:Overhaul ventilation unit, clean out, renew filters as necessary and remove waste and debris.	IT	40.36

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
General Lighting and Power (Small Scale)				
Conduit - PVC				
850503	R	CONDUIT:INSTALL NE 25MM PVC MAKE GOOD Conduit:Supply and fix ne 25mm round heavy gauge rigid PVC conduit including all necessary fitting, clipping with saddles at 1200mm centres to any surfaces, and make good on completion.	LM	5.84
Conduit - Galvanised Steel				
851003	R	CONDUIT:INSTALL NE 25MM STEEL MAKE GOOD Conduit:Supply and fix ne 25mm diameter heavy gauge galvanised steel conduit including all necessary fittings, galvanised steel spacer saddles at 1200mm centres to any surface, make good.	LM	8.38
Trunking - Aluminium				
851101	R	TRUNKING:INSTALL NE 3600MM2 ALUMINIUM Trunking:Supply and fix upto ne 3600mm2 sectional area aluminium trunking with lids, with all fittings, draw wire, connectors, make good, fixed to any surface.	LM	33.79
851103	R	TRUNKING:INSTALL NE 6000MM2 ALUMINIUM Trunking:Supply and fix over 3600 and ne 6000mm2 sectional area aluminium trunking with lids, with all fittings, draw wire, connectors, make good, fixed to any surface.	LM	43.78
Trunking - PVC				
851201	R	TRUNKING:INSTALL NE 3600MM2 PVC Trunking:Supply and fix upto ne 3600mm2 sectional area pvc trunking (excludes mini-trunking) with clip on lids, with all fittings, draw wire, connectors, make good, fixed to any surface.	LM	19.10
851203	R	TRUNKING:INSTALL NE 6000MM2 PVC Trunking:Supply and fix over 3600 and ne 6000mm2 sectional area pvc trunking (excludes mini-trunking) with clip on lids, with all fittings, draw wire, connectors, make good, fixed to any surface.	LM	22.97
Trunking - PVC Mini				
851301	R	TRUNKING:INSTALL NE 600MM2 MINI PVC Trunking:Supply and fix upto ne 600mm2 sectional area pvc mini-trunking with all fittings, draw wire, connectors, make good, fixed to any surface.	LM	12.42
851303	R	TRUNKING:INSTALL NE 1200MM2 MINI PVC Trunking:Supply and fix over 600 and ne 1200mm2 sectional area pvc mini trunking with all fittings, draw wire, connectors, make good, fixed to any surface.	LM	17.13
851305	R	TRUNKING:INSTALL NE 600MM2 MINI PVC COMPUTER Trunking:Supply and fix upto ne 600mm2 sectional area pvc mini-trunking for computer installation with all fittings, draw wire, connectors, make good, fixed to any surface.	LM	12.42
851307	R	TRUNKING:INSTALL NE 1200MM2 MINI PVC COMPUTER Trunking:Supply and fix over 600 and ne 1200mm2 sectional area pvc mini trunking for computer installation, with all fittings, draw wire, connectors, make good, fixed to any surface.	LM	17.13

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
851309	R	TRUNKING:INSTALL NE 600MM2 MINI IT Trunking:Supply and fix upto ne 600mm2 sectional area pvc mini-trunking complete with clear plastic lid for IT installation, with all fittings, draw wire, connectors, make good, fixed to any surface.	LM	11.24
851311	R	TRUNKING:INSTALL NE 1200MM2 MINI IT Trunking:Supply and fix over 600 and ne 1200mm2 sectional area pvc mini-trunking with clear plastic lid for IT installation, with all fittings, draw wire, connectors, make good, fixed to any surface.	LM	17.46
Trunking - Twin Compartment Skirting				
851321	R	TRUNKING:INSTALL NE 2500MM2 TWIN COMPARTMENTS Trunking:Supply and fix over 2000 and ne 2500mm2 sectional area pvc twin compartment skirting-trunking, with all fittings, draw wire, connectors, make good, fixed to any surface.	LM	22.89
Trunking - Cornice				
851331	R	TRUNKING:INSTALL NE 2500MM2 CORNICE Trunking:Supply and fix ne 2500mm2 sectional area pvc cornice-trunking, with all fittings, draw wire, connectors, make good, fixed to any surface.	LM	40.44
Cable - Drawn In Conduits				
851505	R	CABLE:DRAW UPTO 6MM SINGLE CABLE Cable:Supply and draw upto 6.00mm2 PVC single cable wire through new conduit or existing conduit or trunking, make all necessary connections, and make good on completion and remove waste and debris.	LM	2.63
851507	R	CABLE:DRAW 10MM SINGLE CABLE Cable:Supply and draw 10.00mm2 PVC single cable wire through new conduit, or existing conduit or trunking, make all necessary connections, and make good on completion and remove waste and debris.	LM	3.08
851509	R	CABLE:DRAW 16MM SINGLE CABLE Cable:Supply and draw 16.0mm2 PVC single cable wire through new conduit or existing conduit or trunking, make all necessary connections, and make good on completion and remove waste and debris.	LM	4.33
851513	R	CABLE:DRAW 1.5MM2 OR 2.5MM2 PVC FLAT T AND E Cable:Supply and draw 1.50mm or 2.50mm PVC flat T and E cable through new conduit or existing conduit, necessary connections, make good.	LM	3.16
851515	R	CABLE:DRAW 6MM PVC FLAT T AND E Cable:Supply and draw 6.00mm2 PVC flat T and E cable through new conduit or existing conduit, make all necessary connections and make good on completion and remove waste and debris.	LM	4.67
Cable - Clipped to Backgrounds				
852003	R	CABLE:INSTALL 1.5MM OR 2.5MM SINGLE CABLE Cable:Supply and fix 1.50mm or 2.50mm PVC single cable wire clipped to wall or soffits, laid in floor or roof space, make all necessary connections, make good.	LM	2.96

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
852005	R	CABLE:INSTALL 6MM SINGLE CABLE Cable:Supply and fix 6.00mm ² PVC single cable wire clipped to wall or soffit, laid in floor or roof space, make all necessary connections and make good on completion and remove waste and debris.	LM	4.04
852007	R	CABLE:INSTALL 10MM ² SINGLE CABLE Cable:Supply and fix 10.00mm ² PVC single cable wire clipped to wall or soffits, laid in floor or roof space, make all necessary connections and make good on completion and remove waste and debris.	LM	5.12
852009	R	CABLE:INSTALL 16MM ² SINGLE CABLE Cable:Supply and fix 16.00mm ² PVC single cable wire clipped to wall or soffits, laid in floor or roof space, make all necessary connections and make good on completion and remove waste and debris.	LM	6.37
852013	R	CABLE:INSTALL 1.5MM ² OR 2.5MM ² T AND E Cable:Supply and fix 1.50mm or 2.50mm PVC flat T and E cable clipped to wall or soffits, laid in floor or roof space, make all necessary connections, make good.	LM	3.94
852015	R	CABLE:INSTALL NE 6MM ² T AND E Cable:Supply and fix ne 6.00mm ² PVC flat T and E cable clipped to wall or soffits, laid in floor or roof space, make all necessary connections, and make good on completion and remove waste and debris.	LM	4.88
852017	R	CABLE:INSTALL 10MM ² T AND E Cable:Supply and fix 10.00mm ² PVC flat T and cable clipped to wall or soffits, laid in floor or roof space, make all necessary connections, and make good on completion and remove waste and debris.	LM	6.63
Cable and Conduit Chased into Background				
852509	R	CABLE:FIX 1.5MM OR 2.5MM T AND E AND CONDUIT Cable:Supply and fix 1.5mm or 2.5mm PVC flat T and E cable drawn in and including rigid PVC conduit chased into plastered surface, make good plaster, make all necessary connections, make good.	LM	17.30
852511	R	CABLE:FIX 6MM T AND E AND CONDUIT Cable:Supply and fix 6.0mm PVC flat T and E cable drawn in and including rigid PVC conduit chased into plastered surface, make good plaster, make all necessary connections, make good.	LM	18.36
Cable and Mini-Trunking				
853009	R	CABLE:FIX 1.5MM OR 2.5MM T AND E AND MINI-TRUNKING Cable:Supply and fix 1.50mm ² or 2.50mm ² PVC flat T and E cable drawn in and including rigid PVC mini-trunking, make all connections, and make good on completion, and remove waste and debris.	LM	11.60
853011	R	CABLE:FIX 6.0MM T AND E AND MINI-TRUNKING Cable:Supply and fix 6.0mm ² PVC flat T and E cable drawn in and including rigid PVC mini-trunking, make all connections, and make good on completion and remove waste and debris.	LM	12.48

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Cables - MICC and MICV				
853501	R	MICC:INSTALL 2L 1.5MM OR 2.5MM CABLE MICC:Supply and fix 2L 1.5mm or 2.50mm cable clipped to ceiling or walls, including all necessary bends and dressings and make good on completion and remove waste and debris.	LM	14.78
853505	R	MICC:TERMINATE 2L 1.5MM OR 2.5MM CABLE MICC:Terminate 2L 1.5mm or 2.5mm cable, assemble gland to box, make termination with up to 250mm tail.	NO	15.01
Final Circuits				
Final Circuits - Lighting				
854501	R	LIGHT:RENEW GROUND FLOOR CIRCUIT 1 WAY Light:Isolate/reconnect supply, renew one-way lighting circuit, mini-trunking or rigid PVC conduit, switch, pendant to 1 No. ground floor lighting point, tests, certificate, make good, remove debris.	NO	84.33
854503	R	LIGHT:RENEW GROUND FLOOR CIRCUIT 2 WAY Light:Isolate/reconnect supply, renew two-way lighting circuit, mini-trunking or rigid PVC conduit, switch, pendant to 1 No. ground floor lighting point, tests, certificate, make good, remove debris.	NO	123.99
854505	R	LIGHT:RENEW UPPER FLOOR CIRCUIT 1 WAY Light:Isolate/reconnect supply, renew one-way lighting circuit, in mini-trunking or rigid PVC conduit, switch, pendant to 1 No. upper floor lighting point, tests, certificate, make good.	NO	72.17
854507	R	LIGHT:RENEW UPPER FLOOR CIRCUIT 2 WAY Light:Isolate/reconnect supply, renew two-way lighting circuit, in mini-trunking or rigid PVC conduit, switch, pendant to 1 No. upper floor lighting point, tests, certificate, make good.	NO	112.93
854709	R	LIGHT:RENEW HALL/STAIRWAY CIRCUIT 2 WAY Light:Isolate/reconnect supply, renew two-way lighting circuit to hall/stairway, mini-trunking or rigid PVC conduit, switches, pendants, tests, certificate, make good, remove debris.	NO	145.40
Final Circuits - Power				
855001	R	POWER:RENEW RING MAIN GROUND NE 4 NO SOCKETS Power:Isolate/reconnect supply, renew ring main circuit to ground floor with ne 4 No. 13 amp double socket outlets, mini-trunking or rigid PVC conduit tests, provide certificate, make good.	NO	339.96
855003	R	POWER:RENEW RING MAIN GROUND 4-8 NO SOCKETS Power:Isolate/reconnect supply, renew ring main circuit to ground floor over 4 No. and ne 8 No. 13 amp double socket outlets, mini-trunking, rigid conduit, tests, provide certificate, make good.	NO	394.09
855004	R	POWER:RENEW RING MAIN GROUND 8-12 NO SOCKETS Power:Isolate/reconnect supply, renew ring main circuit to ground floor of dwelling with over 8 No. and ne 12 No. 13 amp double socket outlets, mini-trunking, rigid conduit, certificate, make good.	NO	460.62

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
855005	R	POWER:RENEW UPPER RING MAIN NE 4 NO SOCKETS Power:Isolate/reconnect supply, renew ring main circuit to upper floor, mini-trunking or rigid PVC conduit with ne 4 No. 13 amp double socket outlets, tests, provide certificate, make good.	NO	303.86
855007	R	POWER:RENEW UPPER RING MAIN 4-8 NO SOCKETS Power:Isolate/reconnect supply, renew ring main circuit to upper floor mini-trunking or rigid PVC conduit, over 4 No. ne 8 No. 13 amp double socket outlets, tests, provide certificate, make good.	NO	351.95
855008	R	POWER:RENEW UPPER RING MAIN 8-12 NO SOCKETS Power:Isolate/reconnect supply, renew ring main circuit to upper floor of dwelling with over 8 No. and ne 12 No. 13 amp double socket outlets, mini-trunking, rigid conduit, certificate, make good.	NO	422.68
855009	R	POWER:RENEW SPUR OUTLET GROUND FLOOR NE 10M Power:Isolate/reconnect supply, renew 13 amp spur outlet to ground floor, connect to existing ring main, in mini-trunking or rigid PVC conduit ne 10.00m, tests, provide certificate, make good.	NO	97.40
855010	R	POWER:NEW SPUR OUTLET GROUND FLOOR NE 10M Power:Isolate/reconnect supply, provide new 13 amp spur double socket outlet to ground floor, connect to existing ring main in mini-trunking or rigid conduit ne 10.00m, tests, certificate, make good.	NO	114.28
855011	R	POWER:RENEW SPUR OUTLET UPPER FLOOR NE 10M Power:Isolate/reconnect supply, renew 13 amp spur outlet to upper floor, connect to existing ring main, in mini-trunking or rigid PVC conduit ne 10m, tests, provide certificate, make good.	NO	80.58
855012	R	POWER:NEW SPUR UPPER FLOOR NE 10M Power:Isolate/reconnect supply, provide new 13 amp spur double socket outlet to upper floor, connect to existing ring main in mini-trunking or rigid conduit ne 10.00m, tests, certificate, make good.	NO	92.15
855013	R	POWER:RENEW SOCKET OUTLET-GROUND FLOOR Power:Isolate/reconnect supply, renew 13 amp double socket outlet to ground floor, connect to existing ring main, in mini-trunking or rigid PVC conduit, ne 10.00m tests, certificate, make good.	NO	95.54
855015	R	POWER:RENEW SOCKET OUTLET-UPPER FLOOR Power:Isolate/reconnect supply, renew 13 amp double socket outlet to upper floor, connect to existing ring main, in mini-trunking or rigid PVC conduit ne 10.00m, tests, certificate, make good.	NO	81.63
855017	R	POWER:RENEW BOILER OUTLET GROUND NE 10M Power:Isolate/reconnect supply, renew 13 amp fused switched spur outlet to ground floor, connect to existing ring main, in mini-trunking or rigid PVC conduit, ne 10.00m, tests, certificate, make good.	NO	83.18
855019	R	POWER:NEW BOILER OUTLET GROUND NE 10M Power:Isolate/reconnect supply, install 13 amp fused switch spur boiler outlet to ground floor, connect to existing ring main in mini- trunking or rigid PVC conduit, ne 10.00m, certificate, make good.	NO	95.79

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Moulded Metal Consumer Control Units				
855600	U	CCU:RENEW 1 WAY MOULDED METALCLAD UNIT CCU:Isolate/reconnect supply, disconnect, clear away and renew or supply, install 1 way moulded metalclad insulated split load CCU, RCBO or MCB+RCD protection, 100 amp DP switch, blank ways.	NO	165.09
855601	U	CCU:RENEW 2 WAY MOULDED METALCLAD UNIT CCU:Isolate/reconnect supply, disconnect, clear away and renew or supply, install 2 way moulded metalclad insulated split load CCU, RCBO or MCB+RCD protection, 100 amp DP switch, blank ways.	NO	168.76
855603	U	CCU:RENEW NE 4 WAY MOULDED METALCLAD UNIT CCU:Isolate/reconnect supply, disconnect, clear away and renew or supply, install ne 4 way moulded metalclad insulated split load CCU, RCBO or MCB+RCD protection, 100 amp DP switch, blank ways.	NO	176.09
855605	U	CCU:RENEW NE 6 WAY MOULDED METALCLAD UNIT CCU:Isolate/reconnect supply, disconnect, clear away and renew or supply, install ne 6 way moulded metalclad insulated split load CCU, RCBO or MCB+RCD protection, 100 amp DP switch, blank ways.	NO	202.40
855607	U	CCU:RENEW 7-12 WAY MOULDED METALCLAD UNIT CCU:Isolate/reconnect supply, disconnect, clear away and renew or supply, install 7 to 12 way moulded metalclad insulated split load CCU, RCBO or MCB+RCD protection, 100 amp DP switch, blank ways.	NO	250.17
855609	U	CCU:REN NE10 WAY MOULDED METALCLAD SPLIT LOAD UNIT CCU:Isolate/reconnect supply, disconnect, clear away and renew or supply, install ne 10 way moulded metalclad insulated split load CCU, RCBO or MCB+RCD protection, 100 amp DP switch, blank ways.	NO	242.84
855611	U	CCU:REN 11-14 WAY MOULDED METACLAD SPLIT LOAD UNIT CCU:Isolate/reconnect supply, disconnect, clear away and renew or supply, install 11 to 14-way moulded metalclad insulated split load CCU, RCBO or MCB+RCD protection, 100 amp DP switch, blank ways.	NO	262.06
855613	U	SWITCHGEAR:RENEW 100 AMP ON/OFF Switchgear:Isolate/reconnect supply, disconnect, renew or supply and install new 100amp on/off isolator switch (not integral to CCU), fix to backboard, connections, tests, make good, remove debris.	NO	83.90
Works to Existing Consumer Control Units				
855509	U	CCU:INSTALL ANY SIZE RCD NEW METER TAILS CCU:Isolate supply and supply and fit any size RCD to existing consumer unit including new meter tails, reconnect supply, undertake electrical tests, test operation of RCD, make good on completion.	NO	82.56
855510	U	CCU:INSTALL NEW METER TAILS CCU:Isolate supply, install new meter tails not exceeding 1.00m in lengths, reconnect electricity supply, undertake electrical tests, test operation of RCD and make good on completion.	IT	30.93
855511	U	CCU:INSTALL ANY SIZE RCD CCU:Isolate supply and supply and fit any size RCD to existing consumer unit, reconnect supply, undertake electrical tests and test operation of RCD and make good on completion.	NO	64.90

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
855512	U	CCU:INSTALL RCBO TO BATHROOM CIRCUITS CCU:Isolate supply and supply and fit any size RCD to existing consumer unit to protect all circuits to bathroom, reconnect supply, undertake electrical tests, test operation of RCD, make good.	IT	47.52
855513	E	CCU:RENEW ANY SIZE MCB CCU:Isolate/reconnect supply, renew any size mini-circuit breaker, remove defective or unsuitable mini-circuit breaker, fit new, undertake electrical tests and make good on completion.	NO	13.16
855514	U	CCU:RENEW OR INSTALL 100AMP DP ISOLATOR CCU:Isolate supply and install or renew 100 amp DP isolator, remove defective or unsuitable isolator, reconnect supply, undertake electrical tests, make good on completion, remove waste and debris.	NO	37.64
855516	U	CCU:RENEW OR INSTALL 100AMP DP ISOLATOR SWITCH CCU:Isolate supply and install or renew 100 amp fused DP isolator switch, remove existing isolator, reconnect supply, undertake electrical tests, make good on completion, remove waste and debris.	NO	44.35
855518	U	CCU:RENEW OR INSTALL 100AMP SERVICE CONNECTION BOX CCU:Isolate/reconnect supply and install or renew 100 amp service connection box, remove existing connection box, undertake electrical tests, make good on completion, remove waste and debris.	NO	30.83
855515	U	CCU:RENEW FUSE CARRIER OR SHIELD CCU:Isolate/reconnect supply and renew fuse carrier or shield, remove defective or unsuitable fuse carrier or shield, fit new, undertake electrical tests and make good on completion.	NO	19.18
855517	U	CCU:INSTALL RCBO CCU:Isolate supply and supply and fit any size RCBO to existing consumer unit to protect circuits, reconnect supply, undertake electrical tests, test operation of RCD, make good.	NO	47.52
855521	U	CCU:RENEW HRC FUSE CCU:Isolate supply and renew any HRC fuse, reconnect electricity supply, undertake electrical tests, make good on completion and remove waste and debris.	NO	9.88
855525	R	CCU:RENEW MOUNTING BOARD CCU:Isolate/reconnect supply, disconnect/reconnect all switchgear and sub-circuits, liase with Local Electricity Company, renew backboard, modify bonding, tests, provide certificate, make good.	NO	83.41
855527	U	CCU:MODIFY BACKBOARD CCU:Modify backboard to accept new cables, cut hole through brick or block wall to accommodate new cables, make good on completion and remove waste and debris.	NO	40.36

Pendants

Pendants and Lampholders

856103	R	LIGHT:RENEW FLEX LAMPHOLDER ROSE Light:Isolate/reconnect supply, renew TRS cord pendant flex, moulded plastic lampholder with HO skirt and ceiling rose with holding joint ring, undertake electrical tests. make good.	NO	17.04
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M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
856105	R	LIGHT:RENEW BATTEN HOLDER Light:Isolate/reconnect supply, renew plastic batten lamp holder, connect to existing cables, undertake electrical tests and make good.	NO	12.35
856107	R	LAMP OR BATTEN HOLDER:REMOVE AND REFIX Lamp or Battenholder:Isolate/reconnect supply, remove/refix any type of pendant lampholder or battenholder and the like, refix loose rose, prepare cable ends, remake connections, tests and make good.	NO	11.11
Luminaires - External or Communal				
Bulkhead - Fittings				
856603	R	LIGHT FITTING:RENEW 2X8W BULKHEAD TYPE Light Fitting:Isolate/reconnect supply, renew bulkhead light fitting, metal alloy clad body, polycarbonate diffuser with screw fittings, twin 300mm 8 watt fluorescent lamps, tests, make good.	NO	54.08
856605	R	LIGHT FITTING:RENEW RAMPART LIGHT-70 W TYPE Light Fitting:Isolate/reconnect supply, renew rampart light fitting, with metal alloy clad prismatic front cover, guard complete with 70 watt sodium vapour lamp, reconnect electrics, test, make good.	NO	118.00
856607	R	LIGHT FITTING:RENEW 1000W SECURITY TYPE Light Fitting:Isolate/reconnect supply, renew with 1000 watt amenity light fitting with metal alloy body, borosilicate glass prismatic cover, wire guard, ne 1000 watt halogen lamp, tests, make good.	NO	63.61
856609	R	LIGHT FITTING:RENEW 16W LV BULKHEAD TYPE Light Fitting:Isolate/reconnect supply, renew bulkhead light fitting with metal alloy clad body, polycarbonate diffuser with screw fitting and 16 watt 2D lamp, tests, make good.	NO	59.49
856611	R	LIGHT FITTING:RENEW 28W LV BULKHEAD TYPE Light Fitting:Isolate/reconnect supply, renew bulkhead light fitting with metal alloy clad body, polycarbonate diffuser with screw fitting and 28 watt 2D lamp, tests, make good.	NO	73.24
856612	R	LIGHT FITTING:RENEW SON-T 70W AMENITY TYPE Light Fitting:Isolate/reconnect supply, renew Son-T 70 watt amenity light fitting with body, front cover, guard, ne 1000 watt halogen lamp, connect cables, tests, make good, remove waste and debris.	NO	96.51
856613	R	LIGHT FITTING:REMOVE AND REFIX ANY TYPE Light Fitting:Isolate supply, remove and securely refix and reconnect any type of communal or external light fitting including all tests and make good on completion and remove waste and debris.	NO	22.50
Luminaries - Internal				
Sealed Light Units				
856615	R	BATHROOM LIGHT FITTING:RENEW WITH SEALED UNIT Bathroom Light Fitting:Renew existing with or install sealed bathroom light fitting complete with lamp and diffuser, test and make good.	NO	54.08

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Light Fittings				
856701	R	LIGHT FITTING:REMOVE AND REFIX ANY INTERNAL TYPE Light Fitting:Isolate supply, remove and securely refix and reconnect any type of domestic or non-communal light fitting including all tests and make good on completion and remove waste and debris.	NO	16.17
Bulkhead - Lamps				
857001	R	LAMP:RENEW NE 100W BULKHEAD LAMP Lamp:Take off, clear away and renew ne 100 watt RS tungsten lamp to light fitting including remove and refix cover and remove waste and debris.	NO	3.79
857003	R	LAMP:RENEW 8 WATT BULKHEAD LAMP Lamp:Take off, clear away and renew 8 watt fluorescent lamp to bulkhead fitting including remove and refix cover and remove waste and debris.	NO	7.53
857006	R	LAMP:RENEW 150W HALOGEN LAMP Lamp:Take off, clear away and renew 150 watt tungsten halogen lamp to security light and remove waste and debris.	NO	8.80
857005	R	LAMP:RENEW 500W HALOGEN LAMP Lamp:Take off, clear away and renew 500 watt tungsten halogen lamp to security light and remove waste and debris.	NO	8.80
857007	R	LAMP:RENEW 1000W HALOGEN LAMP Lamp:Take off, clear away and renew 1000 watt tungsten halogen lamp to security light and remove waste and debris.	NO	9.45
857015	R	LAMP:RENEW 70W SON-T LAMP Lamp:Take off, clear away and renew 70 watt Son-T Thorn lamp to amenity light and remove waste and debris.	NO	15.51
857017	R	LAMP:RENEW 16 WATT 2D LAMP Lamp:Take off, clear away and renew 16 watt 2D lamp to bulkhead fitting including remove and refix cover and remove waste and debris.	NO	8.69
857019	R	LAMP:RENEW 28 WATT 2D LAMP Lamp:Take off, clear away and renew 28 watt 2D lamp to bulkhead fitting including remove and refix cover and remove waste and debris.	NO	10.81
Bulkhead - Diffuser				
857501	R	LIGHT FITTING:RENEW BULKHEAD DIFFUSER Light Fitting:Disconnect, clear away and renew polycarbonate light diffuser with screw fittings to bulkhead fitting and remove waste and debris.	NO	13.75
Luminaires - Fluorescent Lights				
Fluorescent - Fittings				
858101	R	LIGHT FITTING:RENEW SINGLE FLUORESCENT WITH TUBE Light Fitting:Isolate/reconnect supply, renew any size fluorescent single tube fitting, including tube, tests, make good.	NO	29.55
858103	R	LIGHT FITTING:RENEW DOUBLE FLUORESCENT WITH TUBES Light Fitting:Isolate/reconnect supply, renew any size fluorescent double tube fitting, including tubes, tests, make good.	NO	46.95

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ITEM	PRI	DESCRIPTION	UNIT	RATE
858107	R	LIGHT FITTING:REMOVE REFIX ANY FLUORESCENT TYPE Light Fitting:Isolate supply, remove and securely refix and reconnect any light fitting including all tests and make good on completion and remove waste and debris.	NO	11.87
858111	R	LIGHT FITTING:OVERHAUL FLUORESCENT ANY TYPE Light Fitting:Overhaul any type of fluorescent fitting and carry out minor repairs including renewing starter as necessary and remove waste and debris.	IT	18.69
Fluorescent - Diffusers				
858301	R	LIGHT FITTING:RENEW SINGLE FLUORESCENT DIFFUSER Light Fitting:Take down, clear away and renew diffuser to any single tube fluorescent fitting and remove waste and debris.	NO	23.50
858303	R	LIGHT FITTING:RENEW DOUBLE FLUORESCENT DIFFUSER Light Fitting:Take down, clear away and renew diffuser to any double tube fluorescent fitting and remove waste and debris.	NO	28.47
Fluorescent - Tubes				
858501	R	LIGHT FITTING:RENEW ANY SIZE FLUORESCENT TUBE Light Fitting:Take down, clear away and renew any size fluorescent tube and remove waste and debris.	NO	6.89
Low Energy Lamps				
858701	R	LAMP:RENEW WITH PL LOW ENERGY Lamp:Renew or supply and fix new PL low energy lamp to existing light fitting and remove waste and debris.	NO	5.31
858703	R	LAMP:RENEW WITH SL LOW ENERGY Lamp:Renew or supply and fix new SL low energy lamp to existing light fitting and remove waste and debris.	NO	14.36
858705	R	LAMP:RENEW WITH PLCE TO BULKHEAD Lamp:Renew or supply and fix new PLCE low energy lamp to existing bulkhead light fitting and remove waste and debris.	NO	5.77
Accessories				
Accessories - Generally				
860501	R	SWITCH OR OUTLET:REMOVE AND REFIX Switch or Outlet:Isolate/reconnect supply, remove/ refix any type of switch, outlet and the like including any box, refix loose box, prepare cable ends remake connections, tests, make good.	NO	11.96
860503	R	SWITCH OR OUTLET:FIX BLANK PLATE Switch or Outlet:Isolate/reconnect supply, remove any switch outlet etc., terminate cable ends and supply and fix plastic blank plate cover to switch/outlet box, tests, make good.	NO	12.72
860505	R	SWITCH OR OUTLET:DRY LINING BOX Switch or Outlet:Isolate/reconnect supply, remove, set aside, renew plastic single or double flush box to suit dry lining installations, remove, refit plate, remake connections, tests, make good.	NO	20.08

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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	3.01
Accessories - Light Switches				
861001	R	SWITCH:RENEW FLUSH BOX Switch:Isolate/reconnect supply, remove and set aside plate, renew galvanised steel or plastic single or double flush box, refit plate, remake connections, tests, make good.	NO	19.15
861003	R	SWITCH:RENEW SURFACE BOX Switch:Isolate/reconnect supply, renew any plastic surface mounted box, plug wall as necessary, remake connections, tests, make good.	NO	10.48
861005	R	SWITCH:RENEW 5 AMP NE 3 GANG PLATE Switch:Isolate/reconnect supply, renew 5 amp ne 3 gang single pole moulded plastic plate switch, remake connections, tests, make good.	NO	10.72
861007	R	SWITCH:RENEW 5AMP NE 3 GANG 2 WAY PLATE Switch:Isolate/reconnect supply, renew 5 amp ne 3 gang, 2 way single pole moulded plastic plate switch, remake connections, tests, make good.	NO	14.45
861009	R	SWITCH:RENEW 5AMP NE 3 GANG PLATE AND BOX Switch:Isolate/reconnect supply, renew 5 amp ne 3 gang single pole moulded plastic plate switch and galvanised steel or plastic plaster depth box, remake connections, tests, make good.	NO	21.28
861011	R	SWITCH:RENEW 5AMP NE 3 GANG 2 WAY PLATE AND BOX Switch:Isolate/reconnect supply, renew 5 amp ne 3 gang, 2 way single pole moulded plastic plate switch and galvanised steel or plastic plaster depth, remake connections, tests, make good.	NO	24.47
861013	R	SWITCH:RENEW CEILING PULL SWITCH Switch:Isolate/reconnect supply, renew 5 amp one-way or two-way single pole surface pattern moulded plastic ceiling pull switch with matching break joint ring, remake connections, tests, make good.	NO	19.71
861015	R	SWITCH:RENEW PULL SWITCH CORD Switch:Renew pull switch cord only.	NO	6.95
Accessories - Socket Outlets				
861501	R	SOCKET:RENEW FLUSH BOX Socket:Isolate/reconnect supply, remove and set aside plate renew galvanised steel or plastic single or double flush box, plug to wall refit plate, remake connections, tests, make good.	NO	19.15
861503	R	SOCKET:RENEW SURFACE BOX Socket:Isolate/reconnect supply, remove and set aside plate, renew plastic single or double or triple surface mounted box, plug to wall as necessary, refix plate, remake connections, tests, make good.	NO	10.91
861505	R	SOCKET:RENEW 13A SINGLE PLATE Socket:Isolate/reconnect supply, renew 13 amp single moulded plastic switch socket outlet plate, remake connections, tests, make good.	NO	11.96

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ITEM	PRI	DESCRIPTION	UNIT	RATE
861507	R	SOCKET:RENEW 13A DOUBLE PLATE Socket:Isolate/reconnect supply, renew 13 amp double moulded plastic switch socket outlet plate, remake connections, tests, make good.	NO	12.16
861509	R	SOCKET:RENEW SINGLE OUTLET PLATE AND BOX Socket:Isolate/reconnect supply, renew 13 amp single moulded plastic switch socket outlet and galvanised steel flush box, plug to walls as necessary, remake connections, tests, make good.	NO	22.52
861511	R	SOCKET:RENEW DOUBLE OUTLET PLATE AND BOX Socket:Isolate/reconnect supply, renew 13 amp double moulded plastic switch socket outlet and galvanised steel flush box, plug to walls as necessary, remake connections, tests, make good.	NO	32.20
861513	R	SOCKET:RENEW 13A RCD OUTLET Socket:Isolate/reconnect supply, renew 13 amp single moulded plastic switch socket outlet, integral RCD, 30mA sensitivity, galvanised steel flush box, remake connections, tests, make good.	NO	52.92
861515	R	SOCKET:SINGLE SURFACE OUTLET PLATE AND BOX Socket:Supply and fix 13 amp single moulded plastic switch socket outlet and moulded plastic surface mounted box, plug to walls as necessary, make connections, tests, make good.	NO	22.58
861517	R	SOCKET:INSTALL 13A DOUBLE OUTLET PLATE AND BOX Socket:Supply and fix 13 amp double moulded plastic switch socket outlet and moulded plastic surface mounted box, plug to walls as necessary, make connections, tests, make good.	NO	32.70
861519	R	SOCKET:RENEW SINGLE UNSWITCHED OUTLET PLATE + BOX Socket:Isolate/reconnect supply, renew 13 amp single moulded plastic unswitch socket outlet and galvanised steel flush box, plug to walls as necessary, remake connections, tests, make good.	NO	28.39
Accessories - DP Switches				
862001	R	SWITCH:RENEW 20A DP SWITCH Switch:Isolate/reconnect supply, renew 20 amp moulded plastic double pole switch and moulded plastic mounting box, plug to walls as necessary, remake connections, tests, make good.	NO	24.08
862003	R	SWITCH:RENEW NE 20A DP CEILING SWITCH Switch:Isolate/reconnect supply, renew 20 amp moulded plastic double pole ceiling pull cord switch complete with neon indicator, remake connections, tests, make good.	NO	31.02
862004	R	SWITCH:RENEW 15A/45A DP CEILING SWITCH Switch:Isolate/reconnect supply, renew 15/45 amp moulded plastic double pole ceiling pull cord switch with neon indicator, moulded plastic mounting box, plug to walls, connections, tests, make good.	NO	37.18
862005	R	SOCKET:RENEW 13A DP PLATE WITH OUTLET Socket:Isolate/reconnect supply, renew 13 amp moulded plastic double pole fused switch plate with outlet, remake connections, tests, make good.	NO	15.90
862007	R	SOCKET:RENEW 13A DP PLATE WITH INDICATOR Socket:Isolate/reconnect supply, renew 13 amp moulded plastic double pole fused switch plate with outlet and neon indicator, remake connections, tests, make good.	NO	17.79

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ITEM	PRI	DESCRIPTION	UNIT	RATE
862008	R	SWITCH:RENEW 20A DP SWITCH WITH NEON Switch:Isolate/reconnect supply, renew 20 amp moulded plastic double pole switch with neon indicator and moulded plastic mounting box, plug to walls as necessary, remake connections, tests, make good.	NO	27.25
862010	R	SWITCH:RENEW 20A DP SWITCH WITH NEON AND MARKING Switch:Isolate/reconnect supply, renew 20 amp moulded plastic double pole switch with neon and usage indicator, moulded plastic mounting box, plug to walls, remake connections, tests, make good.	NO	28.32
862012	R	CONNECTION UNIT:RENEW 13A FUSED SWITCH Socket:Isolate/reconnect supply, disconnect, and renew 13 amp moulded plastic DP fused switched connection unit and moulded plastic mounting box, electrical tests, make good, remove waste and debris.	NO	18.03
862014	R	CONNECTION UNIT:RENEW 13A FUSED SWITCH NEON Socket:Isolate/reconnect supply, disconnect, renew 13 amp moulded DP fused switched connection unit, neon indicator, marked with usage and fuse rating, box, tests, make good, remove waste and debris.	NO	20.08
862016	R	CONNECTION UNIT:RENEW 13A FUSED UNSWITCHED Socket:Isolate/reconnect supply, disconnect, renew 13 amp moulded plastic DP fused unswitched connection unit and moulded plastic mounting box, electrical tests, make good, remove waste and debris.	NO	17.57
862018	R	CONNECTION UNIT:RENEW 13A FUSED UNSWITCHED NEON Socket:Isolate/reconnect supply, disconnect, renew 13 amp moulded DP fused unswitched connection unit, neon indicator, marked with usage and fuse rating, box, tests, make good, remove waste, debris.	NO	19.42
Shaver Points				
863001	R	SHAVER:RENEW SHAVER SUPPLY UNIT Shaver:Isolate/reconnect supply, renew dual- voltage output shaver supply unit, remake connections, tests, make good.	NO	37.04
863003	R	SHAVER LIGHT:INSTALL COMPLETE Shaver Light:Isolate/reconnect supply, install approved shaver point incorporating strip light concealed conduit and wiring, make connections, tests, make good.	NO	63.88
863005	R	SHAVER LIGHT:RENEW COMPLETE Shaver Light:Isolate/reconnect supply, renew approved shaver point incorporating strip light remake connections, tests, make good.	NO	46.97
863007	R	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	4.78
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, make all connections to bells, bell units, transformers and bell push, make good on completion, remove waste and debris.	LM	2.95

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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.	NO	20.79
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 connections, tests, make good.	NO	25.12
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	15.08
870509	R	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 CR, make all necessary adjustments, test, make good.	NO	13.25
870511	R	DOOR BELL:RENEW BATTERY TYPE Door Bell:Renew battery operated door bell or chime of any type, complete with batteries, to match existing, fixing to any background and connection to bell push wire, test, make good.	NO	42.80
870513	R	DOOR BELL:RENEW WIRELESS TYPE Door Bell:Renew battery operated wireless controlled door bell of any type, complete with batteries, fixing to any background, remove existing fitting, test, make good and leave in working order.	NO	47.67
Door Entry Installation to Individual Dwellings				
871003	R	DOOR ENTRY:RENEW INTERCOM KIT Door Entry:Disconnect, clear away and renew intercom kit complete, make all necessary connections, leave in working order on completion and remove waste and debris.	NO	130.41
871007	R	DOOR ENTRY:INSTALL EXTRA PHONE Door Entry:Supply and install extra or replacement door phone complete, make all connections, leave in working order on completion and remove waste and debris.	NO	65.80
871009	R	DOOR ENTRY:RENEW ELECTRIC LATCH Door Entry:Disconnect, clear away and renew electric door latch complete, make all necessary connections, leave in working order on completion and remove waste and debris.	NO	80.49
871010	R	DOOR ENTRY:RENEW ELECTRIC LATCH KEEPER Door Entry:Disconnect, clear away and renew electric door latch keeper complete, make all necessary connections, leave in working order on completion and remove waste and debris.	NO	26.54
871011	R	DOOR ENTRY:RENEW 6 CORE CABLING Door Entry:Strip out, clear away and renew 6 core cabling to door entry installation, clipped to wall or soffit, make all necessary connections, test and make good and remove waste and debris.	LM	4.70

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ITEM	PRI	DESCRIPTION	UNIT	RATE
871013	R	DOOR ENTRY:RENEW 8 CORE CABLING Door Entry:Strip out, clear away and renew 8 core cabling to door entry installation, clipped to wall or soffit, make all necessary connections, test and make good and remove waste and debris.	LM	5.44
871014	R	DOOR ENTRY:RENEW TRANSFORMER Door Entry:Disconnect, clear away and renew transformer complete, make all necessary connections, leave in working order on completion and remove waste and debris.	NO	72.80
Fire Alarm Installations				
871101	U	FIRE ALARM:RENEW BREAK GLASS UNIT Fire Alarm:Renew or supply and install break glass unit complete with hammer and chain, flush or surface mounted, fixed to structure, remake connections, tests, make good.	NO	29.76
871103	U	FIRE ALARM:RENEW XENON FLASHER Fire Alarm:Renew or supply and install Xenon flasher 24 volt, with conduit box plugged and screwed to structure, remake connections, tests, make good.	NO	65.92
871105	U	FIRE ALARM:RENEW 150MM BELL Fire Alarm:Renew or supply and install 150mm bell unit, with conduit box plugged and screwed to structure, remake connections, tests, make good.	NO	43.98
871107	U	FIRE ALARM:RENEW 225MM BELL Fire Alarm:Renew or supply and install 225mm bell unit, with conduit box plugged and screwed to structure, remake connections, tests, make good.	NO	106.33
871109	U	FIRE ALARM:RENEW BUZZER Fire Alarm:Renew or supply and install buzzer unit, with conduit box plugged and screwed to structure, remake connections, tests, make good.	NO	43.04
871111	U	FIRE ALARM:RENEW SIREN Fire Alarm:Renew or supply and install siren unit, with conduit box plugged and screwed to structure, remake connections, tests, make good.	NO	43.04
871113	U	FIRE ALARM:RENEW WARBLER Fire Alarm:Renew or supply and install warbler unit, with conduit box plugged and screwed to structure, remake connections, tests, make good.	NO	43.04
871115	U	FIRE ALARM:RENEW DOOR RELEASE UNIT Fire Alarm:Renew or supply and install door release unit, surface or recessed type, secure to background, remake connections, tests, make good.	NO	93.92
871117	U	FIRE ALARM:RENEW 6 ZONES PANEL Fire Alarm:Renew fire alarm panel upto six zones, isolate supply, disconnect circuits, remove existing panel, reconnect circuits, test system, connection to off site warning system, clean up.	IT	462.87
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, provision of minor parts as necessary, undertake all tests, make good.	IT	222.12

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ITEM	PRI	DESCRIPTION	UNIT	RATE
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, provision of minor parts as necessary, undertake all tests, make good.	IT	222.12
871403	U	BURGLAR ALARM:RESET CODES Burglar Alarm:Attend upon dwelling with burglar alarm, reset codes for new or existing tenant, test.	IT	58.59
TV Aerial Installation				
871501	R	TV OUTLET:REMOVE, RECONNECT, REFIX TV Outlet:Take off any type of existing flush or surface mounted outlet box, remake connections and refix and test, make good on completion and remove waste and debris.	NO	6.57
871503	R	TV OUTLET:RENEW FLUSH OR SURFACE BOX TV Outlet:Take off any type of existing flush or surface mounted outlet box, supply and fix new remake all connections, test, make good on completion and remove waste and debris.	NO	15.35
871505	R	TV AERIAL:REWIRE COAXIAL NE 10M TV Aerial:Renew or supply and fix new TV coaxial cabling from existing outlet to aerial in length ne 10.00m, run in existing conduit or surface fixed, remake all joints, test and make good.	IT	35.28
871507	R	TV AERIAL:REWIRE COAXIAL 10-20M TV Aerial:Renew or supply and fix new TV coaxial cabling from existing outlet to aerial in length over 10.00 ne 20.00m, run in existing conduit or surface fixed, remake all joints, test and make good.	IT	55.93
871509	R	TV AERIAL:REWIRE COAXIAL OVER 20M TV Aerial:Renew or supply and fix new TV coaxial cabling from existing outlet to aerial in length over 20.00m, run in existing conduit or surface fixed, remake all joints, test and make good.	IT	77.41
871513	R	TV AERIAL:LOFT INSTALLATION COMPLETE TV Aerial:Gain access into loft space, provide and install new loft TV aerial with TV coaxial cabling ne 10m long, new box, make connections and joints, adjust aerial direction, make good, test.	IT	125.13
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	75.89
CCTV Service				
871603	U	CCTV:SERVICE ANY TYPE CCTV:Attend and carry out service to CCTV installation complete to block of dwellings or scheme, provision of minor parts as necessary, undertake all tests, make good.	IT	90.30

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Smoke Detectors				
872003	U	SMOKE DETECTOR:INSTALL BATTERY OPERATED TYPE Smoke Detector:Supply and install battery operated smoke detector including test, make good and leave in working order and remove waste and debris.	NO	24.05
872008	U	SMOKE DETECTOR:INSTALL MAINS OPTICAL TYPE Smoke Detector:Isolate/reconnect supply, supply and install mains operated optical smoke detector make connections, junction box, test and make good on completion.	NO	69.27
872010	U	SMOKE DETECTOR:INSTALL MAINS IONISATION TYPE Smoke Detector:Isolate/reconnect supply, supply and install mains operated ionisation smoke detector make connections, junction box, test and make good on completion.	NO	63.73
872015	U	SMOKE DETECTORS:INSTALL OPTICAL IONISATION SYSTEM Smoke Detectors:Isolate/reconnect supply, supply and install 2 mains operated smoke detectors on two separate floors make connections, to any alarm system, junction boxes, test and make good.	IT	111.59
872017	U	SMOKE DETECTOR:INSTALL ADDITIONAL DETECTOR Smoke Detector:Extra to supply and install 2 mains operated smoke detectors for additional ionisation interlinked smoke detector, make connections, junction box, test and make good on completion.	NO	59.08
872020	U	SMOKE DETECTOR:RENEW WITH OPTICAL TYPE Smoke Detector:Renew existing with mains operated optical smoke detector remake connections, junction box, test and make good on completion.	NO	88.25
872023	U	SMOKE DETECTOR:RENEW WITH IONISATION TYPE Smoke Detector:Renew existing with mains operated ionisation smoke detector, remake connections, junction box, test and make good on completion.	NO	82.70
872025	U	SMOKE DETECTOR:SERVICE AND OVERHAUL HARD WIRE Smoke Detector:Undertake annual service and overhaul any type of hard wired smoke detector, vacuum through vents, test, renew battery as necessary,(rate per dwelling).	NO	19.12
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, renew battery as necessary (rate per dwelling).	NO	19.12
872031	U	SMOKE DETECTOR:INSTALL WIRELESS OPTICAL TYPE Smoke Detector:Install wireless optical smoke detector with test/hush button, sensor, radio transmitter and receiver, auto test alarm, 9v battery, indicators etc., test and make good.	NO	78.50
872033	U	SMOKE DETECTOR:INSTALL WIRELESS IONISATION TYPE Smoke Detector:Install wireless ionisation smoke detector with test button, dual sensor, radio transmitter and receiver, built in auto test alarm, 9v battery, test and make good.	NO	67.30

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ITEM	PRI	DESCRIPTION	UNIT	RATE
872035	U	SMOKE DETECTORS:INSTALL WIRELESS SYSTEM Smoke Detectors:Install one wireless optical and one ionisation smoke detector system with built in test buttons, radio transmitters and receivers, auto test alarms, 9v batteries, test and make good.	IT	139.46
872037	U	SMOKE DETECTOR:INSTALL ADDITIONAL WIRELESS Smoke Detector:Extra to supply and install two wireless smoke detectors for additional wireless ionisation detectors to match, detector to BS EN 14604:2005, test and make good on completion.	NO	126.81
872039	U	SMOKE DETECTOR:RENEW WITH WIRELESS OPTICAL Smoke Detector:Renew with wireless optical smoke detector, test/hush button, sensor, transmitter, receiver, auto test alarm, 9v battery, remove existing detector, wiring and trunking, test, make good.	NO	78.50
872041	U	SMOKE DETECTOR:RENEW WITH WIRELESS IONISATION Smoke Detector:Renew with wireless ionisation smoke detector, test buttons, transmitter, receiver, auto test alarm, 9v battery, remove existing detector, wiring and trunking, test and make good.	NO	67.30
872043	R	SMOKE/HEAT DETECTOR:RENEW CIRCUIT Smoke/Heat Detector:Isolate/reconnect supply, renew 1.5mm2 twin, three or four core with earth continuity cable in mini-trunking or rigid PVC/steel conduit to detector outlet point, test, make good.	NO	46.26
872045	R	SMOKE/HEAT DETECTOR:RENEW CIRCUIT DISABLED Smoke/Heat Detector:Isolate/reconnect supply, renew 1.5mm2 twin, three or four core with earth continuity in mini-trunking or rigid PVC/steel conduit to detector and vibrating pad outlet point, test.	NO	55.17
Heat Detectors				
872101	U	HEAT DETECTOR:INSTALL Heat Detector:Isolate/reconnect supply, supply and install mains operated rate of rise or fixed temperature heat detector, make connections, junction box, test, make good.	NO	97.79
872103	U	HEAT DETECTOR:INSTALL WIRELESS Heat Detector:Install wireless heat detector, fixed temperature fast response thermistor type sensor, test button, transmitter and receiver, built in auto self test, 9v battery, test and make good.	NO	80.85
872105	U	HEAT DETECTOR:SERVICE AND OVERHAUL HARD WIRE Heat Detector:Undertake annual service and overhaul hard wired heat detector, isolate/reconnect supply, vacuum through vents, test, renew battery, remove waste and debris (rate per dwelling).	IT	19.12
Carbon Monoxide Detectors				
872201	U	CARBON MONOXIDE DETECTOR:INSTALL MAINS OPERATED CM Detector:Isolate, supply and install mains operated carbon monoxide detector including make all necessary connections to supply and make good on completion and remove waste and debris.	NO	116.34
872203	U	CARBON MONOXIDE DETECTOR:SERVICE OVERHAUL WIRED CM Detector:Undertake annual service and overhaul any type of hard wired carbon monoxide detector, vacuum through vents, test, renew battery as necessary (rate per dwelling).	NO	19.12

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ITEM	PRI	DESCRIPTION	UNIT	RATE
872205	U	CARBON MONOXIDE DETECTOR:INSTALL BATTERY TYPE CM Detector:Supply and install battery operated carbon monoxide detector to BS7860 AICO E1205A or equal and approved, fix in accordance with the manufacturers technical data sheet, test, make good.	NO	42.14
872202	U	CARBON MONOXIDE DETECTOR:INSTALL WIRELESS Carbon Monoxide Detector:Install wireless carbon monoxide detector, with sealed lithium battery, electrochemical sensor, test/hush button, indicators, interconnectivity, test, make good.	NO	78.38
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.	NO	180.95
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.	NO	114.62
Landlords Lighting etc.				
Time Switches - Communal				
880101	R	TIME SWITCH:RESET CLOCK OR SWITCH Time Switch:Reset time switch clock or time lag switch and leave in working order and remove waste and debris.	NO	6.32
880103	R	TIME SWITCH:REPAIR SWITCH CLOCK Time Switch:Repair time switch clock and leave in working order and remove waste and debris.	NO	15.06
880105	R	TIME SWITCH:RENEW SWITCH CLOCK Time Switch:Isolate/reconnect supply, renew time switch clock, remake connections, undertake electrical tests, make good.	NO	61.46
880107	R	TIME SWITCH:RENEW PHOTO ELECTRIC TYPE Time Switch:Isolate/reconnect supply, renew photo electric dusk/dawn switch, remake connections, undertake electrical tests, make good.	NO	47.16
880109	R	TIME SWITCH:RENEW WITH PHOTO ELECTRIC TYPE Time Switch:Isolate/reconnect supply, renew with photo electric dusk/dawn switch including all additional wiring, remake connections, undertake electrical tests, make good.	NO	80.61
880111	R	TIME SWITCH:RENEW PASSIVE INFRA RED Time Switch:Isolate/reconnect supply, renew passive infra red detector switch, remake connections, undertake electrical tests, make good.	NO	66.18
880115	R	TIME SWITCH:RENEW WITH TIME LAG SWITCH Time Switch:Isolate/reconnect supply, renew any plate switch with time delay switch remake connections, undertake electrical tests, make good, set switch.	NO	70.47

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
External Lighting				
880113	R	EXTERNAL LIGHT:INSTALL 1000W PIR UNIT COMPLETE External Light:Supply and install in approved location passive infra red detector unit with 1000w lamp, PIR switch, all wiring and control switch, make connections test, set, make good.	NO	99.16
880112	R	EXTERNAL LIGHT:INSTALL 150W PIR UNIT COMPLETE External Light:Supply and install in approved location passive infra red detector unit with 150w lamp, PIR switch, all wiring and control switch, make connections test, set, make good.	NO	92.52
880114	R	EXTERNAL LIGHT:INSTALL 500W PIR UNIT COMPLETE External Light:Supply and install in approved location passive infra red detector unit with 500w lamp, PIR switch, all wiring and control switch, make connections test, set, make good.	NO	95.84
Car Park or Access Road Lighting etc.				
Time Switches				
880501	R	TIME SWITCH:RESET CLOCK SWITCH TO CAR PARK LIGHTS Time Switch:Reset time switch clock or time lag switch to car park or access road lighting and leave in working order and remove waste and debris.	IT	7.59
Lighting Columns etc.				
880601	R	LIGHTING COLUMN:OVERHAUL BOLLARD TYPE Lighting Column:Overhaul any type of car park lighting bollard, carry out minor repairs including renew diffuser cover, clean diffuser, replace defective bulb or tube, test, remove waste and debris.	IT	24.73
880602	R	LIGHTING COLUMN:OVERHAUL BOLLARD TYPE - BALLAST Lighting Column:Overhaul any type of car park lighting bollard, carry out minor repairs, renew diffuser cover, clean diffuser, replace defective bulb, tube and ballast, test, remove waste and debris.	IT	46.91
880603	R	LIGHTING COLUMN:OVERHAUL STREET LIGHT TYPE Lighting Column:Overhaul street lighting column, access with cherrypicker, minor repairs including renew diffuser cover, clean diffuser, replace defective bulb or tube, test, remove waste and debris.	IT	55.00
880604	R	LIGHTING COLUMN:OVERHAUL STREET LIGHT TYPE-BALLAST Lighting Column:Overhaul street lighting column, access with cherrypicker, minor repairs, renew diffuser cover, clean diffuser, replace defective bulb, tube or ballast, test, remove waste and debris.	IT	84.53
Emergency Lighting Fittings				
881001	R	EMERGENCY LIGHTING:RENEW SELF CONTAINED FITTING Emergency Lighting:Renew or supply and install self contained non-maintained 3hr duration completion with glass diffuser, fixed to structure, all connections, test, make good.	NO	105.10
881003	R	EMERGENCY LIGHTING:RENEW EXIT SIGN Emergency Lighting:Renew or supply, install exit sign 515x190x58mm maintained type 3hr duration complete with BS 5266 tube surface mounted, fixed to structure, all connections, test, make good.	NO	80.16

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
881004	U	EMERGENCY LIGHTING:SERVICE ANY TYPE Emergency Lighting:Attend and carry out service to emergency lighting installation complete to block of dwellings or scheme, provision of minor parts as necessary, test and leave in working order.	NO	26.72
881009	U	EMERGENCY LIGHTING:RENEW BATTERY TO FITTING Emergency Lighting:Isolate/reconnect supply, renew self contained re-chargeable battery pack to any self contained emergency light fitting, replace battery unit, remake all connections, test.	NO	56.59
Inspections				
885001	R	INSPECT:LANDLORDS LIGHTS NE 4 FLOORS Inspect:Inspect landlords lighting to block of flats or maisonettes ne 4 No. floors, renew defective lamps, bulbs, tubes, reset time clocks, report in writing to Client Representative.	IT	31.05
885003	R	TESTING:THREE MONTHLY TEST EMERGENCY LIGHTING Testing:Three monthly test and inspection of emergency lighting system to sheltered housing accommodation, report to Client Representative in writing.	IT	35.37
885005	R	TESTING:MONTHLY TEST EMERGENCY LIGHTING Testing:Monthly test and inspection of emergency lighting system to sheltered housing accommodation, report to Client Representative in writing.	IT	35.37
Overnight Temporary Connections				
Temporary Connections				
891001	U	POWER:TEMPORARY CONNECTION Power:Switch off supply, install suitable temporary power circuit, energise and later remove temporary connections for power circuit.	NO	34.39
891003	U	LIGHT:TEMPORARY CONNECTION Light:Switch off supply, install suitable temporary lighting circuit, energise and later remove temporary connections for any single lighting circuit or sub-circuit.	NO	24.73
891005	U	POWER AND LIGHT:TEMPORARY CONNECTION Power and Light:Switch off supply, install suitable temporary lighting and power circuit, energise and later remove temporary connections/circuit for power and lighting circuit.	NO	52.79
Temporary Equipment Hire				
891007	U	HEATER:SUPPLY TEMPORARY 3KW HEATER [RATE PER WEEK] Heater:Supply a temporary 3kW electric convector heater for a period of time specified by the Client Representative (per week).	WK	21.54
891009	U	WATER HEATER:SUPPLY TEMPORARY [RATE PER WEEK] Water Heater:Supply, maintain and remove on completion a temporary electric water heater for a period of time specified by the Client Representative (per week).	WK	48.88
891011	U	DE-HUMIDIFIER:SUPPLY TEMPORARY [RATE PER WEEK] De-humidifier:Supply, maintain and remove on completion a temporary electric de-humidifier for a period of time specified by the Client Representative, including periodic emptying (per week).	WK	163.55

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
891013	U	WET-VAC:SUPPLY TEMPORARY [RATE PER WEEK] Heater:Supply, maintain and remove on completion a temporary electric wet-vac machine for a period of time specified by the Client Representative (per week).	WK	57.80
Earthing				
Earthing - Plumbing Installations				
892001	R	EARTH:CROSS BOND PLUMBING Earth:Install and connect earth strips and wire to cross bond pipes to any pipes, appliance or tank, connect to earth source and earth clip, with earth tags and cable clips (per item crossbonded).	IT	27.61
892019	R	EARTH:RENEW MAIN EQUIPOTENTIAL BONDING Earth:Disconnect, strip out, clear away and renew earthing cable of suitable size, clamps and accessories from main switch gear and consumer units to incoming water, gas or electric supply (per item).	IT	26.91
892023	R	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.	NO	95.66
892025	R	EARTH:REFIX ELECTRODE Earth:Refix earth electrode and galvanised inspection box and lid.	NO	18.97
892027	R	EARTH:INSTALL EARTHBOND COMPLETE Earth:Install and connect earth clamp and wire to crossbond metal water pipes, feed earth from electricity supplier point to pipes and connect including earth tags and cable clips.	IT	252.55
892050	R	EARTH:CROSS BOND BATHROOM/WETROOM Earth:Supplemental equipotential bonding all circuits (heater, lighting, shower, fan) in bathroom, to the nearest earth point in accordance with current regulations with cable, clips and tags.	IT	46.58
Earthing - Central Heating Equipment				
892107	R	EARTH:SUPPLEMENTARY EQUIPOTENTIAL BONDING ANY ITEM Earth:Supplemental equipotential bonding to any isolated metal item or pipe to the nearest earth point in accordance with current regulations with cable, clips and tags and remove waste and debris.	IT	15.49
892109	R	EARTH:INSTALL 16MM CABLE 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	9.10
892111	R	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	7.53

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Testing				
Testing - Occupied Property				
895001	R	TEST:OCCUPIED PROPERTY CERTIFICATE Test:Test domestic installation to occupied property complete, disconnect, repair and renew as necessary illegal wiring and components, and provide report and BS 7671 test certificate to CR.	IT	116.43
895002	R	TEST:OCCUPIED PROPERTY POST REPAIRS CERTIFICATE Test:Test domestic installation to occupied property complete following any repair or alteration works and provide BS 7671 test certificate to Client Representative.	IT	65.66
895003	R	TEST:OCCUPIED PROPERTY AND REPORT Test:Test domestic installation to occupied property complete, disconnect illegal wiring and components and report to CR (any repairs required to be ordered separately).	IT	87.97
Portable Appliance Electrical Equipment				
895501	R	PORTABLE APPLIANCE:ANNUAL TEST - ONLY ITEM Portable Appliance:Annual inspection, electrical testing, certification and labelling of Client's owned portable appliance of any type, provide written report to CR (only item tested).	NO	19.58
895503	R	PORTABLE APPLIANCE:ANNUAL TEST - 2-3 ITEMS Portable Appliance:Annual inspection, electrical testing, certification and labelling of Client's owned portable appliance of any type, provide written report to CR (2-3 items tested at one location).	NO	9.04
895505	R	PORTABLE APPLIANCE:ANNUAL TEST - 4-10 ITEMS Portable Appliance:Annual inspection, electrical testing, certification, labelling of Client's owned portable appliance of any type, provide written report to CR (4-10 items tested at one location).	NO	10.52
895507	R	PORTABLE APPLIANCE:ANNUAL TEST - OVER 10 ITEMS Portable Appliance:Annual inspection, electrical testing, certification, label of Client's owned portable appliance of any type, provide written report to CR (over 10 items tested at one location).	NO	4.97
Testing - Unoccupied Property				
896001	X	TEST:UNOCCUPIED PROPERTY CERTIFICATE Test:Test domestic installation to unoccupied property complete, disconnect repair and renew as necessary illegal wiring and components, and provide report and BS 7671 test certificate to CR.	IT	137.99
896003	X	TEST:UNOCCUPIED PROPERTY REPORT Test:Test domestic installation to unoccupied property complete disconnect illegal wiring and components and report to CR (any repairs required to be ordered separately).	IT	100.04
Water Penetration				
897003	E	SEVERE PENETRATION:DISCONNECT REPAIR TEST Severe Water Penetration:Disconnect lighting, power supply after severe water penetration, burst pipe, flood etc, provide temporary supply, isolate affected components, repair, reconnect, test.	IT	105.80

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Electrical - Client Inspection				
898001	E	CLIENT INSPECTION:ELECTRICAL Client Inspection:Undertake client inspection and testing lighting or power etc and report to Client Representative (any repairs required to be ordered must be instructed by CR).	IT	20.87
Fault Locating/Minor Repairs				
898051	E	ELECTRICAL FAULT:INSPECT, TEST, RESET Electrical Fault:Locate fault in any electrical circuit, investigate, reset switch, new RCBO, MCB if necessary (not to be claimed if any other electrical works are undertaken).	IT	25.30

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
DISABLED ADAPTATIONS AND MINOR WORKS				
Stairlifts				
Stairlifts - Ancillary Works				
910001	R	STAIRLIFT:OBTAIN QUOTE AND ATTEND Stairlift:Obtain a quotation from an approved Contractor for the provision of stairlift at the designated property and provide all necessary attendance on any subsequent installations.	IT	30.00
910003	R	STAIRLIFT:INSTALL FUSED SPUR Stairlift:Isolate/reconnect supply, install new 13 amp switched fused spur, with cable run in mini-trunking or rigid PVC conduit to CCU, make connections, tests, certificate, make good.	NO	108.70
910005	R	STAIRLIFT:INSTALL FUSED SPUR AND WAY Stairlift:Isolate/reconnect supply, install new 13 amp switched fused spur, cable run in mini-trunking or rigid PVC conduit to CCU, additional way, connections, tests, certificate, make good.	NO	126.22
Electrical Works				
Consumer Unit				
921001	R	CONSUMER UNIT:REPOSITION Consumer Unit:Disconnect, remove and reposition any consumer unit to suit wheelchair access and reconnect, test and make good and remove waste and debris.	IT	59.51
Socket Outlets				
922001	R	SOCKET:RAISE HEIGHT-MINI TRUNK OR KIT Socket:Raise height of any single or double socket outlet, ne 1.5m with wiring run in mini trunking all fittings switched outlets or proprietary extended plug kit, connections, tests, make good.	IT	52.98
922004	R	SOCKET:LOWER HEIGHT-MINI TRUNK OR KIT Socket:Lower height of any single or double socket outlet, ne 1.5m with wiring run in mini trunking all fittings switched outlets or proprietary extended plug kit, connections, tests, make good.	IT	52.98
Switch Plate				
923001	R	SWITCH:REPLACE WITH WIDE ROCKER Switch:Replace any switch plate with wide rocker switch plate including make all connections and electrical tests.	NO	12.57
923003	R	SWITCH:LOWER ANY SWITCH Switch:Lower height of any existing switch plate wiring run in mini-trunking, blanking plate to existing switch, new surface mounted switch plate and box, connections, tests, make good.	IT	49.94
Thermostat				
924001	R	THERMOSTAT:LOWER POSITION Thermostat:Lower height of room thermostat, wiring run in mini-trunking, blanking plate to existing thermostat outlet, refix existing thermostat in lower position, connections, tests, make good.	IT	27.40

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Communication Systems				
Door Entry				
931001	R	DOOR ENTRY:REMOTE LOCK SYSTEM Door Entry:Supply and install proprietary door entry system comprising remote lock control, internal/external speaker system including all necessary wiring, connections and make good.	IT	226.00
931003	R	DOOR ENTRY:SUPPLY AND FIX VISUAL AID Door Entry:Supply and fix proprietary strobe type visual indicator to any door bell/door entry system including all necessary wiring, connections, test and make good, and remove waste and debris.	IT	141.07
931005	R	TELEPHONE:SUPPLY AND FIX VISUAL AID Telephone:Supply and fix proprietary strobe type visual indicator to telephone installation including all necessary wiring, connections and make good all finishes and remove waste and debris.	IT	102.95
Smoke Detector				
932001	R	SMOKE DETECTOR:INSTALL VISUAL AID TYPE Smoke Detector:Supply and install smoke detector incorporating strobe type visual aid, all wiring, connection to electrical supply and alarm system, make good, and remove waste and debris.	NO	94.90
932003	R	SMOKE DETECTOR:INSTALL VISUAL AID VIBRATING PADS Smoke Detector:Supply and install smoke detector incorporating strobe type visual aid, vibrating pads and control panel, all wiring, connection to electrical supply and alarm system, make good.	NO	151.74
932004	R	SMOKE DETECTOR:RENEW WITH VISUAL AID TYPE Smoke Detector:Renew any type with smoke detector with strobe type visual aid, all wiring and connection to electrical supply and to alarm system, test, make good, remove waste and debris.	NO	58.14
Grab Rails, Handrails and Balustrades				
Grabrails - Proprietary				
941001	R	GRAB BAR:SUPPLY 305MM STRAIGHT Grab Bar:Supply and fix 32mm diameter, 2 flange proprietary straight grab bar 305mm long of any type specified by Client Representative, fixed to any background, all plugging, make good finishes.	NO	35.08
941002	R	GRAB BAR:SUPPLY 450MM STRAIGHT Grab Bar:Supply and fix 32mm diameter, 2 flange proprietary straight grab bar 450mm long of any type specified by Client Representative, fixed to any background, all plugging, make good finishes.	NO	44.24
941003	R	GRAB BAR:SUPPLY NE 610MM STRAIGHT Grab Bar:Supply and fix 32mm diameter, 2 flange proprietary straight grab bar ne 610mm long of any type specified by Client Representative, fixed to any background, all plugging, make good.	NO	53.37
941005	R	GRAB BAR:SUPPLY NE 1219MM STRAIGHT Grab Bar:Supply and fix 32mm diameter, 3 flange proprietary straight grab bar ne 1219mm long of any type specified by Client Representative, fixed to any background all plugging, make good.	NO	63.15

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
941007	R	GRAB BAR:SUPPLY 305/305MM ANGLED Grab Bar:Supply and fix 32mm diameter, 2 flange proprietary angled grab bar 305x305mm of any type specified by Client Representative, fixed to any background, all plugging, make good finishes.	NO	33.03
941009	R	GRAB BAR:SUPPLY 213/813MM ANGLED Grab Bar:Supply and fix 32mm diameter, 2 flange proprietary angled grab bar 203x813mm of any type specified by Client Representative, fixed to any background, all plugging, make good finishes.	NO	70.73
941011	R	GRAB BAR:SUPPLY 406/813MM ANGLED Grab Bar:Supply and fix 32mm diameter, 3 flange proprietary angled grab bar 406x813mm of any type specified by Client Representative, fixed to any background, all plugging, make good finishes.	NO	47.62
941013	R	GRAB BAR:SUPPLY 508/1016MM ANGLED Grab Bar:Supply and fix 32mm diameter, 3 flange proprietary angled grab bar 508x1016mm of any type specified by Client Representative, fixed to any background, all plugging, make good finishes.	NO	92.53
941015	R	GRAB BAR:SUPPLY 762/838MM FREESTANDING Grab Bar:Supply and fix 32mm diameter, 2 flange or 3 flange proprietary freestanding grab bar 762x838mm of any type specified by Client Representative, fixed to any background, make good.	NO	203.54
941017	R	GRAB BAR:SUPPLY OVERLAP BATH Grab Bar:Supply and fix 32mm diameter, 2 flange proprietary overlap grab bar to bath, ne 457x230x511mm high of any type specified by Client Representative, fixed to any background.	NO	338.54
941019	R	GRAB BAR:SUPPLY 914/305MM BATH Grab Bar:Supply and fix 32mm diameter, 3 flange proprietary specialised grab bar to bath, 914x305x813mm high of any type specified by Client Representative, fixed to any background.	NO	84.00
941021	R	GRAB BAR:SUPPLY NE1219/305MM BATH Grab Bar:Supply and fix 32mm diameter, 3 flange proprietary specialised grab bar to bath, ne 1219x305x813mm high of any type specified by Client Representative, fixed to background.	NO	91.31
941023	R	GRAB BAR:SUPPLY 914/305/813 BATH Grab Bar:Supply and fix 32mm diameter, 4 flange proprietary specialised grab bar to bath, 914x305x813mm high of any type specified by Client Representative, fixed to any background.	NO	135.23
941025	R	GRAB BAR:SUPPLY 914/305/305 BATH Grab Bar:Supply and fix 32mm diameter, 4 flange proprietary specialised grab bar to bath, 914x305x305mm high of any type specified by Client Representative, fixed to any background.	NO	179.97
941027	R	GRAB BAR:SUPPLY 610/610/508 WC Grab Bar:Supply and fix 32mm diameter, 4 flange proprietary specialised grab bar to wc 610x610x508mm high of any type specified by Client Representative, fixed to any background.	NO	86.44
941029	R	GRAB BAR:SUPPLY 610/610/813 SHOWER Grab Bar:Supply and fix 32mm diameter, 4 flange proprietary vert/horiz. grab bar to shower, 610x610x813m m high of any type specified by Client Representative, fixed to any background.	NO	98.63

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
941031	R	GRAB BAR:SUPPLY 508/1016/813 SHOWER Grab Bar:Supply and fix 32mm diameter, 4 flange proprietary vert/horiz. grab bar to shower, 508x1016x813mm high of any type specified by Client Representative, fixed to any background.	NO	118.15
941033	R	GRAB BAR:SUPPLY 610/1219/813 SHOWER Grab Bar:Supply and fix 32mm diameter, 4 flange proprietary vert/horiz. grab bar to shower, 610x1219x813mm high of any type specified by Client Representative, fixed to any background.	NO	130.35
941035	R	GRAB BAR:SUPPLY 914/914/813 SHOWER Grab Bar:Supply and fix 32mm diameter, 5 flange proprietary vert/horiz. grab bar to shower, 914x914x813mm high of any type specified by Client Representative, fixed to any background.	NO	155.03
941037	R	GRAB BAR:SUPPLY SWING ASIDE Grab Bar:Supply and fix 32mm diameter, 2 flange proprietary swing aside movable grab bar ne 700x965mm of any type specified by Client Representative, fixed to any background.	NO	273.30
941039	R	GRAB BAR:SUPPLY SWING UP Grab Bar:Supply and fix 32mm diameter, 2 flange proprietary swing up movable grab bar of any type specified by Client Representative, fixed to any background all plugging and make good finishes.	NO	90.03
941045	R	GRAB BAR:SUPPLY VERTICAL POLE Grab Bar:Supply and fix 35mm diameter, 2 flange proprietary vertical pole grab bar average length 2.70m of any type specified by Client Representative, fixed to any background, make good.	NO	76.68
941041	R	GRAB BAR:REMOVE AND REFIX Grab Bar:Remove any type of grab bar and refix in new position to any background wall and floor including all plugging and making good and remove waste and debris.	NO	20.58
941043	R	GRAB BAR:RETURN TO STORE Grab Bar:Return to store, carefully remove any type of grab bar, make good finishes and transport to store.	NO	22.35
941047	R	GRAB BAR:SUPPLY DOUBLE BAR WITH FOOT SUPPORT Grab Bar:Supply and fix 32mm diameter, 1 flange proprietary double grab bar ne 800mm with foot support not exceeding 870mm high, of any type specified by Client Representative.	NO	125.54
941049	R	GRAB BAR:SUPPLY SGL FOLDING TOILET ROLL FITMENT Grab Bar:Supply and fix 32mm diameter, 1 flange proprietary single folding grab bar ne 750mm with toilet roll fitment, of any type specified by Client Representative, fixed to any background.	NO	88.94
941051	R	GRAB BAR:SUPPLY DBL FOLDING TOILET ROLL FITMENT Grab Bar:Supply and fix 32mm diameter, 1 flange proprietary double folding grab bar ne 1000mm with toilet roll fitment, of any type specified by Client Representative, fixed to any background.	NO	93.82
Handrails				
943001	R	HANDRAIL:SUPPLY PROPRIETARY TO WALL Handrail:Supply and fix ne 45mm diameter anodised aluminium or polyester coated proprietary wall mounted handrailing fixed level or to gradient, brackets, ends, angles, etc, make good.	LM	175.88

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
943009	R	HANDRAIL:SUPPLY AND FIX MOPSTICK ON BRACKETS Handrail:Supply and fix 50x50mm softwood mopstick handrail on and including brackets, plugged and screwed to walls, make good finishes and decorate and remove waste and debris.	LM	26.16
943017	R	HANDRAIL:SUPPLY AND FIX KEE KLAMP TO WALL Handrail:Supply and fix galvanised mild steel tubular kee-klamp wall mounted handrail comprising 48mm diameter rails and brackets fixed level or to gradient to wall, make good finishes and decorate.	LM	28.24
Balustrading				
943005	R	BALUSTRAD:SUPPLY AND FIX PROPRIETARY 1.1M HIGH Balustrade:Supply and fix ne 45mm diameter anodised aluminium or polyester coated proprietary balustrade ne 1100mm high fixed to level or gradient, ends, angles, etc, make good finishes.	LM	389.59
943019	R	BALUSTRAD:SUPPLY AND FIX KEE KLAMP DISABLED Balustrades:Supply and fix galvanised mild steel tubular kee-klamp balustrade, ne 1100mm high comprising 48mm diameter horizontal rails and standards at 1m centres, set in mortices, decorate.	LM	85.10
Plumbing Works				
Sanitary Fittings				
951001	R	WC SUITE:INSTALL SPECIAL NEEDS TYPE WC Suite:Renew existing with special needs suite, wc pan and 6 litre vitreous china low level cistern complete, new service valve, make joints test, fix plastic seat and lid, make good.	NO	513.51
951003	R	WC SUITE:INSTALL CLOSE COUPLED SPECIAL NEEDS TYPE WC Suite:Renew existing with close coupled special needs suite, wc pan and 6 litre vitreous china cistern complete, new service valve, make joints test, fix plastic seat and lid, make good.	NO	558.14
951005	R	WC PAN:INSTALL SPECIAL NEEDS TYPE WC Pan:Renew wc pan with special needs wc pan remake joints including joint to soil pipe with multikwik connectors, and fix new plastic seat and lid to pan, make good floor finishes.	NO	353.07
951007	R	BASIN:INSTALL ADJUSTABLE HEIGHT TYPE TAPS Basin:Renew any type of basin with special needs adjustable height basin complete taps, waste, plug, chain, plastic trap, reconnect, new service valves, splashback, crossbond, make good.	NO	378.36
951009	R	BATH:INSTALL SPECIAL NEEDS BATH Bath:Renew with special needs bath with rim and internal bath seat, taps, waste, plug, chain, bath panels, reconnect, service valves, splashback, sealant, crossbond, make good.	NO	909.30
951011	R	BATH:INSTALL SPECIAL NEEDS HIP TYPE Bath:Renew bath with special needs hip bath complete, taps, waste, plug, chain, plastic trap new service valves, reconnect test, crossbond and make good all wall and floor finishes.	NO	702.08

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Taps				
952001	R	TAPS:RENEW WITH BASIN LEVERS - PAIR Taps:Renew pair of taps to wash hand basin with pair of 15mm ceramic disc lever taps including, turn water off/on, connect pipework, remove/refix basin, test on completion and make good.	IT	69.22
952003	R	TAPS:RENEW WITH SINK LEVERS - PAIR Taps:Renew pair of taps to sink with pair of 15mm high neck ceramic disc lever taps including turn water off/on, connect pipework, test on completion and make good.	IT	84.30
952005	R	TAPS:RENEW WITH BATH LEVERS - PAIR Taps:Renew pair of taps to bath with pair of 22mm ceramic disc lever taps including turn water off/on, remove/refix panels/studding for access connect to pipework, test and make good.	IT	106.27
952007	R	STOP TAP:RESITE AND RENEW WITH LEVER Stop Tap:Resite position of internal stop tap, renew with lever operated stop tap, locate, turn water supply off/on, run supply pipe to convenient position for wheelchair access, and make good.	IT	77.07
Showers/Bath Aids				
Shower Seat				
961001	R	SEAT:SUPPLY AND FIX SHOWER SEAT Seat:Supply and fix proprietary shower seat including all necessary plugging and securely fixing to wall and floor as appropriate and all making good and remove waste and debris.	NO	128.04
961019	R	SEAT:SUPPLY AND FIX HINGED WITH LEG Seat:Supply and fix proprietary heavy duty hinged shower seat with support leg, plugging and securely fixing to wall and floor as appropriate and all make good.	NO	167.08
961003	R	SEAT:REMOVE AND REFIX Seat:Remove and refix shower seat including all necessary plugging and securely fixing to wall and floor as appropriate, all making good and remove waste and debris.	NO	17.44
Soap Dish				
962001	R	SOAP DISH:SUPPLY AND FIX WHEELCHAIR HEIGHT Soap Dish:Supply and fix soap dish to suit wheelchair height including all making good and remove waste and debris.	NO	46.91
Electric Showers				
963001	R	DISABLED SHOWER:RENEW 9.5 KW COMPLETE Shower:Renew shower unit with 9.5 kW electric unit complete head, hose, riser rail, advanced temperature stabiliser, make all connections, RCBO, service valve, inline scale reducer, test. make good.	IT	317.68
963003	R	DISABLED SHOWER:INSTALL 9.5 KW COMPLETE Shower:Supply and fix new 9.5kW electric unit complete with head, hose, riser rail, advanced temperature stabiliser, connections, service valve, 45A DP switch RCBO, scale reducer, test, make good.	IT	361.95

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
963005	R	DISABLED SHOWER:RENEW 9.5 KW AUDIO VISUAL COMPLETE Shower:Renew shower unit with 9.5 kW electric audio visual unit complete head, hose, riser rail, advanced temperature stabiliser, make all connections, RCBO, service valve, inline scale reducer, test.	IT	412.72
963007	R	DISABLED SHOWER:INSTALL 9.5 KW AUDIO VISUAL COMPL Shower:Supply and fix new 9.5kW electric audio visual unit complete with head, hose, riser rail, advanced temperature stabiliser, connections, service valve, 45A DP switch RCBO, scale reducer, test.	IT	475.96
Shower Rooms				
964001	R	SHOWER ROOM:CONVERT WITH FLOOR DRAIN Shower Room:Convert existing bathroom to shower room, screed floor, floor drain, non slip flooring install 9.5kw electric shower complete, DP switch, RCBO, reinstate, shower rail/curtain, tiling.	IT	2152.77
964003	R	SHOWER ROOM:CONVERT WITH SHOWER TRAY Shower Room:Convert existing bathroom to shower room, screed floor, shower tray, non slip flooring install 9.5kw electric shower complete, DP switch, RCBO, reinstate, shower rail/curtain, tiling.	IT	2258.48
Shower Rails and Curtains				
965001	R	DISABLED SHOWER:RENEW RAILS AND CURTAINS Shower:Renew any size and type of shower rail and curtain, remove any defective rails, fix new rails with plastic plugs and matching non ferrous screws, remove and rehang curtains, make good.	IT	56.16
965003	R	DISABLED SHOWER:RENEW CURTAIN Shower:Renew any type of shower curtain to existing rails including remove and refix rails as found expedient and remove waste and debris.	IT	25.71
Kitchen Units				
Adjustable Specification for Special Needs				
970001	R	UNIT:REMOVE ANY UNIT AND CLEAR AWAY Unit:Remove any size of existing base unit and worktop over or any size of wall unit and remove waste and debris.	NO	7.51
970003	R	BASE UNIT:SUPPLY 300MM LONG ADJUSTABLE HEIGHT Base Unit:Supply and fix 300mm long adjustable height base unit and worktop, make good walls and floors including where any existing units removed, seal with silicone sealant, remove waste and debris.	NO	209.26
970005	R	BASE UNIT:SUPPLY 400MM LONG ADJUSTABLE HEIGHT Base Unit:Supply and fix 400mm long adjustable height base unit and worktop, make good walls and floors including where any existing units removed, seal with silicone sealant, remove waste and debris.	NO	215.58
970007	R	BASE UNIT:SUPPLY 500MM LONG ADJUSTABLE HEIGHT Base Unit:Supply and fix 500mm long adjustable height base unit and worktop, make good walls and floors including where any existing units removed, seal with silicone sealant, remove waste and debris.	NO	226.92
970009	R	BASE UNIT:SUPPLY 600MM LONG ADJUSTABLE HEIGHT Base Unit:Supply and fix 600mm long adjustable height base unit and worktop, make good walls and floors including where any existing units removed, seal with silicone sealant, remove waste and debris.	NO	238.24

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ITEM	PRI	DESCRIPTION	UNIT	RATE
970011	R	BASE UNIT:SUPPLY 1000MM LONG ADJUSTABLE HEIGHT Base Unit:Supply and fix 1000mm long adjustable height base unit and worktop, make good walls and floors including where any existing units removed, seal with silicone sealant, remove waste and debris	NO	331.62
970013	R	SINK TOP:RENEW ADJUSTABLE HEIGHT COMPLETE Sink Unit:Renew any sink unit with adjustable height proprietary unit, inset sink top, worktop, fascia, turn water off/on, pair of ceramic disc lever taps, waste, trap, plug/chain.	NO	389.02
970015	R	WALL UNIT:SUPPLY 300MM LONG ADJUSTABLE HEIGHT Wall Unit:Supply and fix 300mm long adjustable height wall unit complete, make good walls including where any existing units removed and remove waste and debris.	NO	84.71
970017	R	WALL UNIT:SUPPLY 400MM LONG ADJUSTABLE HEIGHT Wall Unit:Supply and fix 400mm long adjustable height wall unit complete, make good walls including where any existing units removed and remove waste and debris.	NO	98.13
970019	R	WALL UNIT:SUPPLY 500MM LONG ADJUSTABLE HEIGHT Wall Unit:Supply and fix 500mm long adjustable height wall unit complete, make good walls including where any existing units removed and remove waste and debris.	NO	114.05
970021	R	WALL UNIT:SUPPLY 600MM LONG ADJUSTABLE HEIGHT Wall Unit:Supply and fix 600mm long adjustable height wall unit complete, make good walls including where any existing units removed and remove waste and debris.	NO	130.04
970023	R	WALL UNIT:SUPPLY 1000MM LONG ADJUSTABLE HEIGHT Wall Unit:Supply and fix 1000mm long adjustable height wall unit complete, make good walls including where any existing units removed and remove waste and debris.	NO	163.16

Windows

Window Adaptations and Ironmongery

975001	R	WINDOW:RELOCATE ANY WINDOW FITTING Window:Remove and refix in suitable position any window fitting including make good where fitting removed and touch up decorations to match existing and remove waste and debris.	NO	8.11
975003	R	WINDOW:REPLACE WITH EXTENDED ARM STAY Window:Remove any existing stay and supply and fix sliding stay with extended arm to suit special needs requirements including make good and prepare for redecoration, and remove waste and debris.	NO	30.06
975005	R	WINDOW:SUPPLY AND FIX TELEFLEX GEAR Window:Remove existing window fastener and supply and fix Teleflex or similar approved operating gear to any opening casement and make good including touch up decorations to match existing.	NO	216.05
975007	R	WINDOW:SUPPLY AND FIX CHAIN DRIVE HANDLE Window:Remove existing window fastener and supply and fix chain driven window fastener with operating handle including make good and touch up decorations to match existing and remove waste and debris.	NO	64.95

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Doors				
Door Adaptations and Ironmongery				
980001	R	DOOR:SUPPLY AND FIX KICKING PLATE 300MM Door:Supply and fix 16 gauge SAA kicking plate ne 900x300mm, screw fixed to any door and remove waste and debris.	NO	26.24
980003	R	DOOR:REPLACE KNOBSET WITH LEVER HANDLES Door:Remove any type of knobset furniture to door and replace with set of lever furniture (per door).	IT	17.73
980005	R	DOOR:CHANGE TO TWO WAY OPERATION Door:Change operation of door to two-way operation including remove door and stops, rehang door on two way hinges, make good including touch up decorations to match existing where stops removed.	IT	68.08
980007	R	DOOR:CHANGE INWARD TO OUT OPENING Door:Change operation of inward opening door to outward opening, remove/rehang door, remove and refix stops, relocate lock or latch keep and make good where butts/keep removed, redecorate to match.	IT	48.68
980009	R	ANGLE TRIM:FIX SAA ANGLE TRIM Angle Trim:Supply and fix proprietary SAA angle trim screw fixed to walls at external angles to provide protection to walls including make good and remove waste and debris.	NO	17.67
Access Facilities				
Ramps				
985001	R	DISABLED RAMP:CONSTRUCT CONCRETE RAMP Ramp:Construct insitu concrete ramp average 150mm thick, ne 1.5m wide 100mm high kerbs both sides, laid to 1:12 gradient, pinked finish including all excavation, hardcore, reinforcement and formwork.	LM	135.36
985003	R	DISABLED RAMP:CONSTRUCT TIMBER RAMP Ramp:Construct timber ramp ne 1.50m wide overall treated softwood framing with 18mm marine plywood to top and sides 100mm high kerbs to both sides. to any gradient specified ne 1:12 non slip surface.	LM	103.25
Steps				
985501	R	STEP:FORM HALF STEP-CONCRETE Step:Break out any type of step, reform in insitu concrete with enlarged tread ne 600mm going and 100mm rise, formwork, joints to existing paving, make good (measured per new step formed).	IT	61.58
985503	R	STEP:FORM HALF STEP-TIMBER/PLY Step:Break out any type of step and reform with treated timber framing, 18mm marine plywood, 600mm going and 100mm rise non slip surface finish, make good, joint to paving (msd per new step formed).	IT	55.86

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Thresholds				
986001	R	THRESHOLD:REMOVE FOR ACCESS Threshold:Remove any type of existing threshold to enable wheelchair access and make good and remove waste and debris.	NO	13.64
986003	R	THRESHOLD:FORM RAMP FOR WHEELCHAIR Threshold:Form ramp for wheelchair access over any type of existing threshold and make good and remove waste and debris.	IT	32.10

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
SPECIALIST TREATMENTS				
Fungus and Beetle Eradication and DPC Works				
Reduce Existing Ground Level with DPC				
048001	R	PAVING:LOWER FLAG PAVING PRIOR TO DPC INJECTION Paving:Take up paving flag, set aside, excavate to lower paving to 150mm below new floor, relay flag paving on 50mm sand, 75mm compacted stone, all in conjunction with injected dpc treatment.	SM	101.96
048003	R	PAVING:LOWER INSITU PAVING PRIOR TO DPC INJECTION Paving:Break up insitu paving, excavate to lower paving to 150mm below new floor and lay new pcc flag paving on 50mm sand on 75mm compacted stone, all in conjunction with injected dpc treatment.	SM	130.30
048005	R	GARDEN:LOWER GARDEN PRIOR TO DPC INJECTION Garden:Excavate in earth to reduce levels to 150mm below new floor level and distribute surplus earth over garden areas or remove waste and debris, all in conjunction with injected dpc wall treatment.	SM	29.32
048007	R	PAVING:LOWER MACADAM PAVING BEFORE DPC INJECTION Paving:Break up existing macadam, excavate to lower paving to 150mm below new floor, 75mm stone, blinding, 50mm base course 20mm wearing macadam all in conjunction with injected dpc treatment.	SM	130.68
Works to Sub-Floors				
015501	R	FLOOR:HARDCORE FILL UNDER FLOOR Floor:Fill under floor with clean broken and graded hardcore or other filling to approval of CR, to receive pvc membrane and concrete floor, all in conjunction with injected dpc treatment.	CM	122.00
101601	R	WALLS:REBUILD SLEEPER WALLS Walls:Take down honeycombed sleeper walls, ne 500mm high, clean off bricks, rebuild cement mortar (1:3) up to 20 per cent new common bricks, bonding end into existing walls, remove spoil.	LM	30.01
101603	R	WALLS:BUILD PIERS FOR WALL PLATE Walls:Build new 225x225mm common brick piers in cement mortar (1:3) to support new wall plate ne 500mm high.	NO	29.24
Chemical DPC Wall Injection				
112001	R	WALL 225MM:CHEMICAL INJECTION EXTERNAL DPC Wall 225mm:Drill external wall and inject chemical dpc, make good holes, all as specified and remove waste and debris.	LM	97.85
112003	R	WALL 338MM:CHEMICAL INJECTION EXTERNAL DPC Wall 338mm:Drill external wall and inject chemical dpc, make good holes, all as specified and remove waste and debris.	LM	137.64
112005	R	WALL 450MM:CHEMICAL INJECTION EXTERNAL DPC Wall 450mm:Drill external wall and inject chemical dpc, make good holes, all as specified and remove waste and debris.	LM	185.99
112007	R	WALL 563MM:CHEMICAL INJECTION EXTERNAL DPC Wall 563mm:Drill external wall and inject chemical dpc, make good holes, all as specified and remove waste and debris.	LM	228.56

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ITEM	PRI	DESCRIPTION	UNIT	RATE
112009	R	WALL 113MM:CHEMICAL INJECTION INTERNAL DPC Wall 113mm:Drill internal wall and inject chemical dpc, make good holes, all as specified and remove waste and debris.	LM	55.32
112011	R	WALL 225MM:CHEMICAL INJECTION INTERNAL DPC Wall 225mm:Drill internal wall and inject chemical dpc, make good holes, all as specified and remove waste and debris.	LM	97.85
112013	R	WALL CAVITY:CHEMICAL INJECT INTERNAL DPC Wall Cavity:Drill 113mm thick skin of internal wall, inject chemical dpc, make good holes, all as specified and remove waste and debris.	LM	55.32
112015	R	WALL 338MM:CHEMICAL INJECTION INTERNAL DPC Wall 338mm:Drill internal wall and inject chemical dpc, make good holes, all as specified and remove waste and debris.	LM	130.13
112018	R	WALL CAVITY:CHEMICAL INJECT 2 SKINS DPC Wall Cavity:Drill both 113mm thick skins of hollow wall, make good holes, all as specified and remove waste and debris.	LM	119.66
112020	R	DWELLING:CHEMICAL DPC INJECT SURVEY Dwelling:Undertake initial survey and report, mobilise to undertake dpc treatment, and provide 30 year insurance backed guarantee, demobilise, (in addition to DPC injection items).	IT	180.00
112022	R	DWELLING:ROT ERADICATION SURVEY Dwelling:Undertake initial survey and report, mobilise to undertake rot eradication treatment, provide 30 year insurance backed guarantee for rot eradication treatment, demobilise, remove spoil.	IT	90.00
Irrigation of Walls				
113001	R	WALL:IRRIGATE WITH FUNGICIDE Wall:Drill holes as necessary and pressure inject with approved fungicidal solution all as specified and remove waste and debris.	SM	15.17
Floor Renewals				
301201	R	FLOOR:STRIP OUT TIMBER FLOOR Floor:Strip out defective timber floor complete with any redundant service installation attached or passing through floor in conjunction with dpc wall treatment and remove waste and debris.	SM	16.62
301203	R	FLOOR:CLEAR ALL DEBRIS FROM VOID Floor:Clear all existing debris from under floor void in conjunction with dpc wall treatment and remove waste and debris.	CM	49.82
301205	R	FLOOR:CUT BACK END ROTTED JOISTS NE 150MM Floor:Remove remnants of any joists ne 150mm deep and other timber from walls and brick up any pockets remaining and remove waste and debris.	NO	8.40
301207	R	FLOOR:CUT BACK END ROTTED JOISTS NE 300MM Floor:Remove remnants of any joists and other timbers over 150 and ne 300mm deep from walls and brick up any pockets remaining and remove waste and debris.	NO	11.68

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Wall or Partition Renewals				
301401	R	LARDER:REMOVE AND REFIX INSITU LARDER Larder:Remove, set aside, store and later refix built insitu, studded larder or storage unit in conjunction with specialist treatment, reinstate unit, make good.	IT	52.48
301403	R	WALL:RENEW NON LOAD PARTITION Wall:Renew any non structural partition with softwood studding skim coated 12.5m plasterboard both sides, and skirting, refix any fittings, make good, in conjunction with specialist treatment.	SM	109.34
Kitchen Units and Cupboard Works				
374001	R	WALL:REMOVE AND REFIX BASE UNIT IN ASSOCIATION Wall:Remove, set aside, store and later refix any kitchen base unit, and worktop in conjunction with specialist treatment works, supply and fix cover mouldings and apply silicone sealant to worktop.	IT	26.15
374003	R	WALL:REMOVE REFIX SINK BASE UNIT IN ASSOCIATION Wall:Remove, set aside, store and later refix any sinktop and base unit in conjunction with specialist treatment works, adjust, extend pipe stubs new fittings, earthbond, connect, sealant.	IT	36.01
374005	R	WALL:REMOVE AND REFIX WORKTOP IN ASSOCIATION Wall:Remove, set aside and later refix any independent worktop with leg and or cleat supports apply silicone sealant to worktop all in conjunction with specialist treatment works.	LM	18.57
Damp Proof Treatment Plasterwork				
411201	R	WALL:HACK OFF REPLASTER 1.0M BAND Wall:Hack off all plaster to minimum height of 1.00m above new floor level, after treatment works return and replaster ne 25mm thick, fair joint to existing plaster, all as specified.	SM	59.18
411203	R	WALL:HACK OFF RENDER AND SKIM 1.0M BAND Wall:Hack off all plaster to minimum height of 1.00m above new floor level, after damp treatment works, return, apply 2 coat waterproof render and skim ne 25mm thick, as specified.	SM	69.05
411205	R	WALL:DUB OUT 25MM PRIOR REPLASTER Wall:Apply dubbing out coat ne 25mm thick prior to replastering wall, all as specified.	SM	22.21
411207	R	WALL:HACK OFF AND APPLY RENDER Wall:Hack off any type plaster or rendered finish and apply two coat waterproof cement render, finished to receive direct fixed dry lining (dry lining not included) and remove waste and debris.	SM	45.71
411209	R	WALL:HACK OFF AND APPLY NEW SKIM COAT Wall:Hack off degraded plaster finish coat and apply new plaster skim coat including fair joint to any existing plaster finish and remove waste and debris.	SM	12.43

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Plumbing Works				
630801	R	WALL:REMOVE AND REFIX WASHBASIN IN ASSOCIATION Wall:Remove, set aside, store and later refix washbasin and any pedestal in conjunction with specialist treatment works, turn water off/on, splashback, sealant, crossbond, make good.	IT	74.54
640601	R	WALL:REMOVE AND REFIX WC SUITE IN ASSOCIATION Wall:Remove, set aside, store, later refix WC and cistern in conjunction with specialist treatment works, new service valve new fittings, cone and multikwick, adjust or refix wc seat, make good.	IT	79.39
Timber Treatment				
Flooring Treatment				
305803	R	FLOOR:TREAT FLOOR INSECTICIDE 10% RENEWAL Floor:Take up any type floorboards and treat with insecticide all floorboards, joists, plates, bridging and other floor timbers, on completion refix floorboards up to 10% floorboard renewal.	SM	46.19
305804	R	DWELLING:TREAT FLOOR INSECTICIDE Dwelling:Take up all floorboards of any type, treat with insecticide all floorboards, joists, plates, bridging, other timbers, on completion refix floorboards up to 10% floorboard renewal.	IT	1243.40
305805	R	FLOOR:TREAT FLOOR PRESERVATIVE Floor:Remove any type of floorboards and treat with three full brush coats of preservative to BS 5707 Type F, all floorboards, joists, plates, etc, refix floorboards over 10% floorboard renewal.	SM	59.94
305806	R	DWELLING:TREAT FLOOR PRESERVATIVE Dwelling:Take up all floorboards of any type, treat with 3 coats of preservative to BS 5707 Type F, all floorboards, joists, plates, etc, refix floorboards up to 10% floorboard renewal.	IT	1354.72
305808	R	DWELLING:PRESERVATIVE GUARANTEE Dwelling:Provision of 30 year insurance backed guarantee for floor preservation treatment.	IT	60.00
305820	R	DWELLING:TIMBER TREATMENT Dwelling:Take up 20% of floorboards as necessary to any size dwelling to facilitate access for timber preservative treatment by Specialist, refix floorboards, allow for up to 50% renewal.	IT	982.23
305832	R	DWELLING:WOODWORM TREATMENT Dwelling:Take up 20% of floorboards as necessary to any size dwelling to facilitate access, undertake woodworm treatment by approved Sub-Contractor, refix floorboards, allow for up to 50% renewal.	IT	1249.23
305834	R	DWELLING:WOODWORM GUARANTEE Dwelling:Provision of 30 year insurance backed guarantee for woodworm treatment.	IT	60.00
Roof Treatment				
305822	R	ROOF:CHEMICAL TREAT TIMBER Roof:Remove and set aside Tenants personal affects stored items, insulation in loft area, pressure spray apply approved chemical wood preservative, to timber, reinstate, remove waste and debris.	IT	251.98

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
305824	R	ROOF:PRESERVATIVE GUARANTEE Roof:Provision of 30 year insurance backed guarantee for roof timber preservation treatment.	IT	72.44
305836	R	ROOF:WOODWORM TIMBER Roof:Remove and set aside Tenants personal affects stored items, insulation in loft area, undertake woodworm treatment by approved Sub-Contractor to accessible structural timbers, reinstate.	IT	200.00
305838	R	ROOF:WOODWORM GUARANTEE Roof:Provision of 30 year insurance backed guarantee for roof timber woodworm treatment.	IT	60.00
Deep Paste Treatment				
305905	R	JOIST ENDS:DEEP PASTE TREATMENT Joist Ends:Take up existing floor boarding as necessary, set aside for reuse, take out joist, apply deep paste treatment end of joists, refix joist, relay boarding (msd per joist).	NO	15.46
Artex Removal				
Removal of Artex Finishes				
415021	R	WALL:REMOVE ARTEX FINISHES Wall:Remove artex textured coating from walls, provide HSG 210 protection, including all making good and remove waste and debris.	SM	8.51
425003	R	CEILING:REMOVE ARTEX FINISH Ceiling:Remove artex textured coating from ceiling, provide HSG 210 protection, including all making good and remove waste and debris.	SM	11.01
425005	U	TEST:SAMPLE OF ARTEX Test:Collect sample of artex texture coating removed from ceiling or walls, arrange and test asbestos content, provide Client Representative with written report.	IT	10.50
Specialist Treatments				
Graffiti Removal - External Surfaces				
435501	U	SURFACES:REMOVE GRAFFITI RINSE DRY Surfaces:Clean existing graffiti covered surfaces with proprietary graffiti removal or stripper, apply high pressure hot water rinse to remove all traces of remover or stripper, paint, debris etc.	SM	16.33
435511	R	SURFACES:APPLY ANTI-GRAFFITTI PAINT Surfaces:Apply anti-graffitti paint strictly in accordance with the manufacturers technical data sheet to vulnerable external surfaces of brickwork, concrete and timber as directed.	SM	11.07
Bituminous Emulsion Damp Proofing Solution - Ext				
438401	R	WALLS:PREPARE 2 COATS BITUMIN DAMP PROOF Walls:Brush down and prepare for and apply two coats of bituminous emulsion damp-proofing solution general surfaces of walls.	SM	13.41

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ITEM	PRI	DESCRIPTION	UNIT	RATE
Anti-Vandal Paint - External Pipework				
438601	R	PIPEWORK:PREPARE 2 COATS ANTI CLIMB TO PIPES Pipework:Wire brush, prepare for and apply one coat zinc phosphate primer and one coat of non- drying anti-vandal paint to external pipework, ne 300mm girth including brackets.	LM	13.13
Anti-Vandal Paint - External Walls				
438611	R	WALLS:PREPARE APPLY 2 COATS ANTI CLIMB Walls:brush down surfaces of brickwork, concrete or timber, apply one coat of primer and one coat of non-drying anti-vandal paint strictly in accordance with the manufacturers technical data sheet.	SM	27.94
Mastic Asphalt Tanking etc				
Mastic Asphalt Tanking Damp Proof Membrane				
490001	R	TANKING:INSTALL ASPHALT DPM HORIZONTAL Tanking:Clean off horizontal surface of concrete, prime surface or apply keying mix, apply two coats of asphalt to BS 6925, tanking and damp proofing 20mm thick all internal angle fillets, make good.	SM	55.57
490003	R	TANKING:INSTALL ASPHALT DPM RAKE FOR KEY Tanking:Clean off vertical surface of concrete, prime surface or apply keying mix, apply two coats of asphalt to BS 6925, tanking and damp proofing 20mm thick all internal angle fillets, make good.	SM	77.10
490005	R	TANKING:INSTALL ASPHALT DPM VERTICAL Tanking:Rake out joints of brickwork to form key, brush surface of brickwork, prime with proprietary bitumen and rubber emulsion, apply two coats 20mm asphalt to BS 6925, tanking and damp proofing.	SM	80.20
Mastic Asphalt Flooring				
114101	R	FLOORING:RENEW ASPHALT NE 1SM IN PATCH Flooring:Renew any floor screed with asphalt flooring to horizontal surfaces, ne 1.00sm, renew prepare surface and applying 2 coats 19mm asphalt to horizontal surfaces, and remove spoil.	IT	110.71
114103	R	FLOORING:RENEW ASPHALT OVER 1SM Flooring:Renew any floor screed with asphalt flooring to horizontal surfaces, over 1.00sm renew prepare surface and applying 2 coats 19mm asphalt to horizontal surfaces, and remove spoil.	SM	87.70
Mould Eradication				
Mould Treatment				
442501	R	SURFACES:APPLY BACTDET AND HALOPHEN Surfaces:Prepare, wash down with RLT Bactdet solution, prepare and apply one coat RLT Halophen solution to walls or ceilings in accordance with manufacturers data sheet, 2 coats of Biocheck matt.	SM	17.52
442503	R	SURFACES:ADD MGC ADDITIVE Surfaces:Add sachet of MGC additive to paint or paste or wall tiling grout as specified (per sachet).	NO	8.24

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ITEM	PRI	DESCRIPTION	UNIT	RATE
442505	R	SURFACES:REDECORATE TREATMENT Surfaces:Prepare, wash down with RLT Bactdet solution, prepare, apply 1 liberal coat of IDP by brush to any badly stained areas and apply RLT Halophen to walls or ceilings as specified.	SM	14.17
442507	R	SURFACES:APPLY 2 COATS BIOCHECK Surfaces:Prepare and apply two coats of Biocheck matt or silk emulsion to walls or ceilings as specified and directed.	SM	10.39
442509	R	SURFACES:SEAL WITH HALOBOND Surfaces:Prepare, rub down and wash down surfaces and apply one coat of halobond diluted 1:4 to walls and ceilings as specified and in accordance with manufacturers technical data sheet.	SM	4.46
442511	R	SURFACES:APPLY BACTDET TO EXISTING SURFACES Surfaces:Prepare, wash down existing surfaces of mould affected paper or plaster with RLT Bactdet solution to walls or ceilings in accordance with manufacturers technical data sheet.	SM	7.14
442513	R	SURFACES:APPLY BACTDET TO STRIPPED SURFACES Surfaces:Prepare, wash down stripped surfaces of plaster with RLT Bactdet solution to walls or ceilings in accordance with manufacturers technical data sheet.	SM	5.12
442515	R	SURFACES:APPLY HALOPHEN Surfaces:Prepare and apply one coat RLT Halophen solution to walls or ceilings in accordance with manufacturers technical data sheet.	SM	5.47
442517	R	WALLS:APPLY SEMPATAP Surfaces:Wash down surfaces of walls prepare, apply one coat of Sempatap primer, prepare and apply Sempatap to wall with Sempatap adhesive, all labours, fill joints with Sempatap sealant.	SM	52.70
442519	R	FLOORS:APPLY SEMPAFLOOR Floors:Wash down all floors, make good surfaces, fix Sempafloor to floor with Sempafloor adhesive, all labours, fill joints with Sempatap sealant, all as the manufacturers technical data sheet.	SM	47.69
Pest Control				
461201	U	WASPS NEST:REMOVE INTERNAL OR EASY EXTERNAL Wasps Nest:Remove wasps nest of any size from any internal location or easily accessible external location including engagement of Specialist if necessary and remove waste and debris.	NO	70.00
461203	U	WASPS NEST:REMOVE EXTERNAL Wasps Nest:Remove wasps nest of any size from external location or where access possible externally, including engagement of Specialist if necessary and remove waste and debris.	NO	85.00
461205	U	RODENTS:MICE ERADICATION Rodents:Eradicate mice internally from any type of dwelling, including engagement of Specialist if necessary, initially attend property, lay trap bait, subsequently return and remove waste and debris.	IT	75.00
461209	U	RODENTS:RATS ERADICATION Rodents:Eradicate rats internally or within the garden confines of any dwelling, by Specialist, initially attend property, lay trapbait, re attend, inspect, relocate trap/bait, replenish bait, clear.	IT	85.00

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
461217	U	RODENTS:SQUIRREL ERADICATION Rodents:Eradicate squirrels internally or within the garden confines of any dwelling by specialist, initially attend property, lay trapbait, reattend, inspect, relocate trapbait, replenish bait, clear	IT	70.00
461213	U	LICEANTS:ERADICATE LiceAnts:Eradicate wood lice, ants or similar infestation from any dwelling by Specialist, initially attend property, provide insecticide, reattend, inspect, repeat treatment, clear.	IT	25.00
461219	U	NEST:REMOVE ANT NEST Nest:Locate, kill by approved chemical means and remove Ants nest from interior of building.	NO	80.00
461221	U	NEST:REMOVE HORNETS NEST Nest:Locate, kill by approved chemical means and remove Hornets nest from interior of building.	NO	65.00
461222	U	NEST:REMOVE BIRDS NEST Nest:Locate and remove Birds nest from interior of building, cleaning and disinfecting area around location of nest.	NO	5.01
461223	U	NEST:REMOVE BEES NEST Nest:Locate, kill by approved chemical means and remove Bees nest from interior of building.	NO	65.00
461225	U	COCKROACH:DISINFEST ROACH INFESTATION Cockroach:Disinfest roach infestation by approved chemical means (per dwelling).	NO	120.00
461227	U	BEETLE:DISINFEST BEETLE INFESTATION Beetle:Disinfest beetle infestation by approved chemical means (per dwelling).	NO	129.00
461229	U	PIGEON:DISINFEST PIGEON INFESTATION Pigeon:Disinfest Pigeon infestation by approved chemical or other means from loft area (per dwelling).	NO	90.00
461230	U	PIGEON:REMOVE INFESTATION FROM CILLS Pigeon:Remove pigeon droppings from surfaces of pcc, stone or tile sills, by approved means, apply chemical cleaner in accordance with manufacturers technical data sheet, remove waste and debris.	LM	25.00
461231	U	RAT:DISINFEST RAT INFESTATION Rat:Disinfest Rat infestation by approved chemical or other means.	NO	90.00
461233	U	DEBRIS:REMOVE DEBRIS OF INFESTATION AND DISPOSE Debris:Remove the debris of infestation, carcasses, droppings and other contaminated material by approved means to an approved disposal site.	CM	390.00
Anti- Pigeon Measures				
461235	U	PIGEONS:INSTALL ANTI-PIGEON SPIKING Pigeons:Install proprietry anti-pigeon spiking to pipework, parapets, window heads, gutters and the like.	LM	21.26
461237	U	PIGEONS:INSTALL ANTI-PIGEON NETTING Pigeons:Install proprietry anti-pigeon netting to walls, windows, rooflights and the like.	SM	12.74

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
ENERGY EFFICIENCY APPLIANCES AND COMPONENTS				
Green Roofing				
Green Roofing - Maintenance				
210001	R	GREEN ROOF:ANNUAL MAINTENANCE - SEDUMS Green Roof:Undertake annual maintenance to green sedum roof, overhaul, remove litter, deweed and replant as necessary, check water retention, water if necessary, remove debris and waste.	SM	12.04
210003	R	GREEN ROOF:ANNUAL MAINTENANCE - SEDUMS ROCK PLANTS Green Roof:Undertake annual maintenance to sedum and rock plant green roof, overhaul, remove litter, deweed, replant as necessary, check water retention, water if necessary, remove debris and waste.	SM	14.02
Green Roofing - Watering				
210101	U	GREEN ROOF:WATER IN PERIODS OF DROUGHT Green Roof:Undertake when instructed in periods of drought, watering to any type of green roof and check water retention, remove any litter, debris and waste.	SM	3.99
PV Solar Panels				
PV Solar Panels On Roof - Annual Inspection				
800101	R	PV SOLAR INSTALL ON ROOF:ANNUAL INSPECTION 3 PANEL PV Solar Installation:Annual inspection and test 3 panel PV array installation, clean panels on roof, top up antifreeze, check for leaks, check controls, trim branches, remove waste and debris.	IT	112.75
800103	R	PV SOLAR INSTALL ON ROOF:ANNUAL INSPECT 8-12 PANEL PV Solar Installation:Annual inspection and test 8 -12 panel PV array installation, clean panels on roof, top up antifreeze, check for leaks, check controls, trim branches, remove waste and debris.	IT	225.50
800105	R	PV SOLAR INSTAL ON ROOF:ANNUAL INSPECT 14-18 PANEL PV Solar Installation:Annual inspection and test 14-18 panel PV array installation, clean panels on roof, top up antifreeze, check for leaks, check controls, trim branches, remove waste and debris.	IT	301.07
PV Solar Panels In Roof - Annual Inspection				
800201	R	PV SOLAR INSTALL IN ROOF:ANNUAL INSPECT 3 PANEL PV Solar Installation:Annual inspection and test 3 panel PV array installation, clean panels in roof, top up antifreeze, check for leaks, check controls, trim branches, remove waste and debris.	IT	122.05
800203	R	PV SOLAR INSTALL IN ROOF:ANNUAL INSPECT 8-12 PANEL PV Solar Installation:Annual inspection and test 8 -12 panel PV array installation, clean panels in roof, top up antifreeze, check for leaks, check controls, trim branches, remove waste and debris.	IT	244.09
800205	R	PV SOLAR INSTAL IN ROOF:ANNUAL INSPECT 14-18 PANEL PV Solar Installation:Annual inspection and test 14-18 panel PV array installation, clean panels in roof, top up antifreeze, check for leaks, check controls, trim branches, remove waste and debris.	IT	328.96

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
PV Solar Panels On Roof - Overhauls				
800301	U	PV SOLAR INSTALLATION ON ROOF:OVERHAUL 3 PANEL PV Solar Installation:Overhaul 3 panels PV array installation, clean moss, algae, guano etc off panels on roof, trim branches, top up antifreeze, check settings, test, remove waste and debris.	IT	32.16
800303	U	PV SOLAR INSTALLATION ON ROOF:OVERHAUL 8-12 PANEL PV Solar Installation:Overhaul 8-12 panels PV array installation, clean moss, algae, guano etc off panels on roof, trim branches, top up antifreeze, check settings, test, remove waste and debris.	IT	32.72
800305	U	PV SOLAR INSTALLATION ON ROOF:OVERHAUL 14-18 PANEL PV Solar Installation:Overhaul 14-18 panels PV array installation, clean moss, algae, guano etc off panels on roof, trim branches, top up antifreeze, check settings, test, remove waste and debris.	IT	33.27
PV Solar Panels In Roof - Overhauls				
800401	U	PV SOLAR INSTALLATION IN ROOF:OVERHAUL 3 PANEL PV Solar Installation:Overhaul 3 panels PV array installation, clean moss, algae, guano etc off panels in roof, trim branches, top up antifreeze, check settings, test, remove waste and debris.	NO	34.95
800403	U	PV SOLAR INSTALLATION IN ROOF:OVERHAUL 8-12 PANEL PV Solar Installation:Overhaul 8-12 panels PV array installation, clean moss, algae, guano etc off panels in roof, trim branches, top up antifreeze, check settings, test, remove waste and debris.	NO	34.58
800405	U	PV SOLAR INSTALLATION IN ROOF:OVERHAUL 14-18 PANEL PV Solar Installation:Overhaul 14-18 panels PV array installation, clean moss, algae, guano etc off panels in roof, trim branches, top up antifreeze, check settings, test, remove waste and debris.	NO	34.20
PV Solar Panels - Periodic Cleaning				
800501	U	PV SOLAR PANEL:PERIODIC CLEANING 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).	NO	14.78
PV Solar Panels On Roof - Renewals				
800601	U	PV SOLAR INSTALLATION ON ROOF:RENEW PANEL PV Solar Installation:Renew ne 1700x900mm PV array panel on roof, disconnect, fix new panel, connect, top up antifreeze, check operation, test, remove waste and debris (per panel).	NO	261.63
PV Solar Panels In Roof - Renewals				
800701	U	PV SOLAR INSTALLATION IN ROOF:RENEW PANEL PV Solar Installation:Renew ne 1700x900mm PV array panel embedded in roof, disconnect, fix new panel, connect, top up antifreeze, check operation, test, remove waste and debris (per panel).	NO	289.52

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
PV Solar Panels - Electrical Inspection				
800801	R	PV SOLAR PANEL:FIVE-YEAR INSPECTION PV Solar Panel:Undertake five yearly electrical inspection to PV Solar panel installation, testing, certification and labelling, and provide written report to Client Representative.	IT	83.66
PV Solar Panels - Renew Inverters and Meters				
800901	U	PV SOLAR PANEL:RENEW INVERTER PV Solar Panel:Renew inverter to PV Solar panel installation, disconnect, install new inverter [PC Sum for supply and delivery £800.00 excluding VAT], check operation, test, remove waste and debris.	NO	1111.58
800903	U	PV SOLAR PANEL:RENEW IN LINE KWH METER PV Solar Panel:Renew in line Kwh meter to PV Solar panel installation, disconnect, install new meter [PC Sum for supply and delivery £300.00 excluding VAT], check operation, test, remove waste/debris.	NO	461.09
Air Source Heat Pumps				
Air Source Heat Pumps - Periodic Inspections				
801101	R	AIR SOURCE HEAT PUMPS:ANNUAL INSPECTION Air Source Heat Pump:Undertake annual maintenance inspection of air source heat pump unit, clean surfaces of unit, check operation, pressure check, clean filters, test and leave in full working order.	IT	92.15
801103	R	AIR SOURCE HEAT PUMPS:QUARTERLY INSPECTION Air Source Heat Pump:Undertake quarterly inspection of air source heat pump unit, clean surfaces of unit, unit, clean filters, test and leave in full working order.	IT	68.51
Air Source Heat Pump - Breakdown Callout				
801201	U	AIR SOURCE HEAT PUMPS:CALLOUT - NO PARTS REQUIRED Air Source Heat Pump:Attend to breakdown callout, inspect unit for visible damage, check operation of unit and inverter, test and leave in full working order.	IT	63.68
801203	U	AIR SOURCE HEAT PUMPS:CALLOUT-PARTS NE £10.00 Air Source Heat Pump:Attend to breakdown callout, inspect, check operation, minor renewals or repairs [material parts allowance £10.00] test, report to CR, (can only be claimed if instructed by CR).	IT	75.75
801205	U	AIR SOURCE HEAT PUMPS:CALLOUT-PARTS NE £50.00 Air Source Heat Pump:Attend to breakdown callout, inspect, check operation, minor renewals or repairs [material parts allowance £50.00] test, report to CR, (can only be claimed if instructed by CR).	IT	124.05
801207	U	AIR SOURCE HEAT PUMPS:CALLOUT-PARTS NE £150.00 Air Source Heat Pump:Attend to breakdown callout, inspect, check operation, minor renewals or repairs [material parts allowance £150.00] test, report to CR, (can only be claimed if instructed by CR).	IT	244.81

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Air Source Heat Pump - Inverter Renewal				
801301	U	AIR SOURCE HEAT PUMPS:RENEW INVERTER Air Source Heat Pump:Renew inverter, disconnect, install new inverter [PC Sum for supply and delivery £350.00 excluding VAT], inspect, check operation, and inverter, test, leave in working order.	NO	522.39
Ground Source Heat Pumps				
Ground Source Heat Pump - Breakdown Callout				
801401	U	GROUND SOURCE HEAT PUMPS:CALLOUT-NO PARTS REQUIRED Ground Source Heat Pump:Attend to breakdown callout, inspect unit for visible damage, check operation of unit and inverter, test and leave in full working order.	IT	63.68
801403	U	GROUND SOURCE HEAT PUMPS:CALLOUT-PARTS NE £50.00 Ground Source Heat Pump:Attend to breakdown callout, inspect, check operation, minor renewals or repairs [material parts allowance £50.00] test, report to CR (can only be claimed if instructed by CR).	IT	124.05
Ground Source Heat Pump - Inverter Renewal				
801501	U	GROUND SOURCE HEAT PUMPS:RENEW INVERTER Ground Source Heat Pump:Renew inverter, disconnect, install new inverter [PC Sum for supply and delivery £350.00 excluding VAT], inspect, check operation, and inverter, test, leave in working order.	IT	522.39
Solid Fuel or Biomass Appliances				
Annual Servicing				
780101	R	SOLID FUEL OR BIOMASS BOILER:ANNUAL SERVICE Solid Fuel or Biomass Boiler:Undertake annual service, sweep chimney/flue, clean, wire brush all parts, check operation, adjust, renew minor parts, clean fan, check and reset control settings, test.	NO	187.92
Breakdowns				
780201	U	SOLID FUEL OR BIOMASS BOILER:BREAKDOWN NO PARTS Solid Fuel or Biomass Boiler:Attend to breakdown, test operation of boiler, clean parts, air ducts and fan, check operation, adjust, check, reset controls, test, remove waste and debris.	IT	118.21
780203	U	SOLID FUEL OR BIOMASS BOILER:BREAKDOWN PARTS NE£10 Solid Fuel or Biomass Boiler:Attend to breakdown, test, check operation, minor renewals or repairs (parts cost allowance £10.00) clean, reset, report to CR (can only be claimed if instructed by CR).	IT	130.28
780205	U	SOLID FUEL OR BIOMASS BOILER:BREAKDOWN PARTS NE£50 Solid Fuel or Biomass Boiler:Attend to breakdown, test, check operation, minor renewals or repairs (parts cost allowance £50.00) clean, reset, report to CR (can only be claimed if instructed by CR).	IT	178.58
780207	U	SOLID FUEL/BIOMASS BOILER:BREAKDOWN PARTS NE£100 Solid Fuel or Biomass Boiler:Attend to breakdown, test, check operation, minor renewals or repairs (parts cost allowance £100.00) clean, reset, report to CR (can only be claimed if instructed by CR).	IT	238.96

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Underfloor Heating				
Investigate and Remedy Leaks				
780301	E	UNDERFLOOR HEATING:INVESTIGATE AND REMEDY LEAKS Underfloor Heating:Investigate leak, isolate/reconnect supplies, drain down/refill, take up/relay floor covering, boarding, insulation, remedy leak, corrosion inhibitor, adjust controls, test.	IT	207.82
Renew Manifold				
780401	U	UNDERFLOOR HEATING:RENEW MANIFOLD 2 LOOP SYSTEM Underfloor Heating:Renew 2 loop system manifold and control, isolate/reconnect supplies, drain down/refill, disconnect/reconnect/adjust pipework, renew manifold, test, left in full working order.	IT	300.66
780403	U	UNDERFLOOR HEATING:RENEW MANIFOLD 3 LOOP SYSTEM Underfloor Heating:Renew 3 loop system manifold and control, isolate/reconnect supplies, drain down/refill, disconnect/reconnect/adjust pipework, renew manifold, test, left in full working order.	IT	348.54
780405	U	UNDERFLOOR HEATING:RENEW MANIFOLD 4 LOOP SYSTEM Underfloor Heating:Renew 4 loop system manifold and control, isolate/reconnect supplies, drain down/refill, disconnect/reconnect/adjust pipework, renew manifold, test, left in full working order.	IT	396.18
Solar Hot Water Systems				
Panels and Tubes - Annual Inspections				
801701	R	SOLAR HOT WATER PANELS ON ROOF:ANNUAL INSPECTION Solar Hot Water Panels:Annual inspection and test panel (each panel ne 2.00sm) to solar hot water installation, clean panels, check pump and controller, check for leaks, trim branches (per panel).	NO	49.70
801703	R	SOLAR HOT WATER TUBES ON ROOF:INSPECTION 20 TUBES Solar Hot Water Panels:Annual inspection and test 20 tube solar hot water evacuated tube installation, clean panels, check pump and controller, check for leaks, trim branches (per panel).	NO	52.11
801705	R	SOLAR HOT WATER TUBES ON ROOF:INSPECTION 30 TUBES Solar Hot Water Panels:Annual inspection and test 30 tube solar hot water evacuated tube installation, clean panels, check pump and controller, check for leaks, trim branches (per panel).	NO	60.40
Panel or Tube System - Overhauls				
801801	U	SOLAR HOT WATER PANEL:OVERHAUL PANEL Solar Hot Water Panels:Overhaul panel (each panel ne 2sm) to solar hot water installation, clean panels, check solar hydraulic pump, controller operation, check settings controls, adjust (per panel).	IT	43.66
801803	U	SOLAR HOT WATER TUBES ON ROOF:OVERHAUL 20 TUBES Solar Hot Water Tubes:Overhaul 20 tube solar hot water evacuated tube collector installation, clean tubes, check solar hydraulic pump, controller operation, check settings controls, adjust.	IT	44.87

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
801805	U	SOLAR HOT WATER TUBES ON ROOF:OVERHAUL 30 TUBES Solar Hot Water Tubes:Overhaul 30 tube solar hot water evacuated tube collector installation, clean tubes, check solar hydraulic pump, controller operation, check settings controls, adjust.	IT	53.15
Panel or Tube System - Periodic Cleaning				
801901	R	SOLAR HOT WATER PANEL:PERIODIC CLEANING Solar Hot Water Panel:Undertake periodic cleaning to solar hot water panels (panel ne 2.00sm), wash panels with ionised water to remove bird guano, remove waste and debris.	IT	23.64
801903	R	SOLAR HOT WATER TUBES:PERIODIC CLEANING 20 TUBES Solar Hot Water Panel:Undertake periodic cleaning to solar hot water evacuated tube installation (20 tubes), wash tubes with ionised water to remove bird guano, remove waste and debris.	IT	26.06
801905	R	SOLAR HOT WATER TUBES:PERIODIC CLEANING Solar Hot Water Panel:Undertake periodic cleaning to solar hot water evacuated tube installation (30 tubes), wash tubes with ionised water to remove bird guano, remove waste and debris.	IT	32.01
Panel or Tube System - Renewals				
802001	U	SOLAR HOT WATER HEATING:RENEW PUMP Solar Hot Water Heating:Renew solar hydraulic pump, isolate supplies, disconnect pump, install new pump, reconnect supplies, test operation of pump, remove waste and debris.	IT	398.66
802003	U	SOLAR HOT WATER HEATING:RENEW CONTROLLER Solar Hot Water Heating:Renew solar digital controller, isolate supplies, disconnect controller, install new controller, reconnect supplies, test operation of controller, remove waste and debris.	IT	254.25
Systems - Cylinders - Pre-Insulated Direct				
802101	U	CYLINDER:RENEW 190 LITRE INSULATED SOLAR TWIN COIL Cylinder:Turn off/on supply, drain down/refill, disconnect/reconnect, renew with 190 litre copper pre-insulated twin coil solar direct hot water cylinder complete, immersions, test, bond, test.	NO	637.77
802103	U	CYLINDER:RENEW 210 LITRE INSULATED SOLAR TWIN COIL Cylinder:Turn off/on supply, drain down/refill, disconnect/reconnect, renew with 210 litre copper pre-insulated twin coil solar direct hot water cylinder complete, immersions, test, bond, test.	NO	663.13
802105	U	CYLINDER:RENEW 250 LITRE INSULATED SOLAR TWIN COIL Cylinder:Turn off/on supply, drain down/refill, disconnect/reconnect, renew with 250 litre copper pre-insulated twin coil solar direct hot water cylinder complete, immersions, test, bond, test.	NO	735.70
802107	U	CYLINDER:RENEW 300 LITRE INSULATED SOLAR TWIN COIL Cylinder:Turn off/on supply, drain down/refill, disconnect/reconnect, renew with 300 litre copper pre-insulated twin coil solar direct hot water cylinder complete, immersions, test, bond, test.	NO	817.55

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Systems - Cylinders - Pre-Insulated Indirect				
802201	U	CYLINDER:RENEW INDIRECT 190 LITRE SOLAR TWIN COIL Cylinder:Turn off/on supply, drain down/refill, disconnect/reconnect, renew with 190 litre unvented pre-insulated Economy 7 or 10 indirect cylinder complete, primary coil, refill test, bonding, test.	NO	724.62
802203	U	CYLINDER:RENEW INDIRECT 210 LITRE SOLAR TWIN COIL Cylinder:Turn off/on supply, drain down/refill, disconnect/reconnect, renew with 210 litre copper pre-insulated twin coil solar indirect hot water cylinder complete, immersions, test, bond, test.	NO	760.27
802205	U	CYLINDER:RENEW INDIRECT 250 LITRE SOLAR TWIN COIL Cylinder:Turn off/on supply, drain down/refill, disconnect/reconnect, renew with 250 litre unvented pre-insulated Economy 7 or 10 indirect cylinder complete, primary coil, refill test, bonding, test.	NO	814.06
802207	U	CYLINDER:RENEW INDIRECT 300 LITRE SOLAR TWIN COIL Cylinder:Turn off/on supply, drain down/refill, disconnect/reconnect, renew with 300 litre copper pre-insulated twin coil solar indirect hot water cylinder complete, immersions, test, bond, test.	NO	886.60
Alternative Water Supply and Storage Systems				
Grey Water Harvesting - Annual Inspections				
640101	R	GREY WATER:ANNUAL INSPECTION 1 WC SYSTEM Grey Water:Annual inspection of 1 WC grey water harvesting system, check operation, check filters and header tank, clean out and flush system, check pump operation, test, remove waste and debris.	IT	100.17
640103	R	GREY WATER:ANNUAL INSPECTION 2 WC SYSTEM Grey Water:Annual inspection of 2 WC grey water harvesting system, check operation, check filters and header tank, clean out and flush system, check pump operation, test, remove waste and debris.	IT	125.51
Grey Water Harvesting - Periodic Inspections				
640201	R	GREY WATER:PERIODIC INSPECTION Grey Water:Periodic inspection of WC grey water harvesting system, check pre-tank, pump and control panel filters, clean out and flush system, check pump operation, test, remove waste and debris.	IT	77.24
Rainwater Harvesting - Annual Inspections				
640301	R	RAINWATER:ANNUAL INSPECTION 1 WC SYSTEM Rainwater:Annual inspection of 1 WC rainwater harvesting system, check operation, check filters and header tank, clean out and flush system, check operation.	IT	92.52
640303	R	RAINWATER:ANNUAL INSPECTION 2 WC SYSTEM Rainwater:Annual inspection of 2 WC rainwater harvesting system, check operation, check filters and header tank, clean out and flush system, check operation of pump, test and remove waste and debris.	IT	117.87

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
Rainwater Harvesting - Periodic Inspections				
640401	R	RAINWATER:PERIODIC INSPECTION Rainwater:Periodic inspection of WC rainwater harvesting system, check pre-tank, pump and control panel filters, clean out and flush system, check operation of pump, test and remove waste and debris.	IT	69.60
Rainwater for Garden Watering				
Garden Water Butts and Hoses				
640501	R	RAINWATER:RENEW OR INSTALL NE250 LITRE WATER BUTT Rainwater:Renew or supply and install ne 250 litre water butt, including tap, reconnect hose, adaptations to existing rainwater pipes, all builders work, test, and remove waste and debris.	NO	85.45
640503	R	RAINWATER:RENEW OR INSTALL NE500 LITRE WATER BUTT Rainwater:Renew or supply and install over 250 and ne 500 litre water butt, tap, reconnect hose, adaptations to existing rainwater pipes, all builders work, test, and remove waste and debris.	NO	140.52
640505	R	RAINWATER:RENEW OR INSTALL 20M HOSE Rainwater:Renew or supply and install wall mounted plastic hose 20,m long connect to water butt complete with nozzle and remove waste and debris.	IT	45.58
Wind Turbines				
Maintenance				
802501	R	BUILDING MOUNTED WIND TURBINES:ANNUAL INSPECTION Building Mounted Wind Turbines:Annual inspection and routine maintenance of building mounted wind turbine, check turbine, inverter operation, access equipment, clean blades, adjust controls.	IT	256.88
802503	R	BUILDING MOUNTED WIND TURBINES:PERIODIC INSPECTION Building Mounted Wind Turbines:Periodic inspection, six monthly routine maintenance of building mounted wind turbine, check turbine, inverter operation, access equipment, setting controls.	IT	208.58
802601	R	MAST MOUNTED WIND TURBINES:ANNUAL INSPECTION Mast Mounted Wind Turbines:Annual inspection and routine maintenance of mast mounted wind turbine, check turbine, inverter operation, access equipment, clean blades, oil changes etc, adjust controls.	IT	368.86
802603	R	MAST MOUNTED WIND TURBINES:PERIODIC INSPECTION Mast Mounted Wind Turbines:Periodic inspection, six monthly routine maintenance of mast mounted wind turbine, check turbine, inverter operation, access equipment, oil changes etc, adjust controls.	IT	223.58
802701	R	BUILDING MOUNTED WIND TURBINES:OVERHAULS Building Mounted Wind Turbines:Overhaul following breakdown, check operation of building mounted turbine, minor parts, access equipment, clean blades, check operation of inverter, adjust controls.	IT	229.81
802801	R	MAST MOUNTED WIND TURBINES:OVERHAULS NO PARTS Mast Mounted Wind Turbines:Overhaul following breakdown, check operation of mast mounted turbine, minor parts, access equipment, clean blades, check operation of inverter, adjust controls.	IT	266.03

M3NHF SCHEDULE OF RATES

ITEM	PRI	DESCRIPTION	UNIT	RATE
802901	R	BUILDING MOUNTED WIND TURBINES:MAJOR PARTS RENEWAL Building Mounted Wind Turbines:Renew following breakdown major part to building mounted turbine system, access equipment, test, reconnect.	IT	1015.08
803001	R	MAST MOUNTED WIND TURBINES:OVERHAULS PARTS Mast Mounted Wind Turbines:Renew following breakdown major part to mast mounted turbine system, access equipment, test, reconnect.	IT	1015.08
Heat Recovery and Ventilation System				
Heat Recovery and Ventilation System - Overhauls				
841207	R	HEAT RECOVERY UNIT:OVERHAUL Heat Recovery Unit:Overhaul heat recovery and ventilation unit, clean out, renew filters as necessary and remove waste and debris.	IT	76.54