

Overview & Scrutiny Committee

Monday 4 November 2024
7.00 pm
Ground Floor Meeting Room G02A - 160 Tooley Street, London
SE1 2QH

Supplemental Agenda No. 1

List of Contents

Item No.	Title	Page No.
6.	Consort Estate, SE15 Major Works - Charges to Leaseholders [Reference by Councillor - OSC Procedure Rule 12] Enclosed in this supplemental agenda:	
	• Corrects and amendments to the published officer report.	1
	• Appendix 1: Task Order Price – priced schedule of works	2 - 224
	Note: It has not been possible to display page 215 correctly	

Contact

Everton Roberts on 020 7525 7221 or email: everton.roberts@southwark.gov.uk

Date: 30 October 2024

Overview and Scrutiny Committee – 4 November 2024

Item 6 – Consort Estate, SE15 Major Works – Charges to Leaseholders [Reference by Councillor – OSC Procedure Rule 12]

Correction / amendments to published officer report

- Paragraph 11, end of sentence – replace ‘CGI’ with ‘CIL’
- Paragraph 12, Clarification

The contractor acknowledged that an error had been made as the charge should have been 50% of the cost. The contractor reduced the charges further from 50% to 15%. We appreciate leaseholders identifying this issue.

- Insert after paragraph 21

It was noted that two blocks in Manton Close had been omitted from the programme of works after a resident brought it to the attention of the Project Manager. This was an error and they have now been added to the programme, with a letter of apology sent to the residents of the two blocks. A Section 20 notice will be issued shortly for the two blocks and the opportunity for residents to meet and discuss the works and costs will be offered similar to the one other residents had been offered.

Dated 30 October 2024

LBS PECKHAM AND NUNHEAD CONSORT ESTATE MAIN SUMMARY				
Date of Issue		Contractor	Revision	Author
11/10/2024		Elkins Construction	F	J. Grout
Bill Ref	Section		TOTAL	
1	Preliminaries		£897,308.95	adjusted* MB
2	Pre-Commencement costs		£166,774.70	
N/A	Emergency Works		£996,808.62	
Sub Total Preliminaries:-			£2,060,892.27	
3	1-10 Vivian Square		£165,370.32	
4	11-13 Vivian Square		£62,710.21	
5	14-29 Vivian Square		£221,994.84	
6	1-15 Manaton Close (O)		£218,017.83	
7	2-116 Manaton Close (E)		£1,088,669.74	
8	17-51 Manaton Close (O)		£225,261.42	
9	67-89 Manaton Close		£204,980.81	
10	118-122 Manaton Close (E)		#REF!	Freeholders Only
11	1-203 Wivenhoe Close (O)		£1,597,442.30	
12	1-203 Wivenhoe SHU (O)		£109,933.86	
13	2-52 Wivenhoe Close (E)		£384,729.87	
14	54-82 Wivenhoe Close (E)		£313,821.79	
15	84-100 Wivenhoe Close (E)		£248,594.71	
16	102-128 Wivenhoe Close (E)		£202,013.53	
17	1-10 Galatea Square		£132,558.40	
18	11-25 Galatea Square		£417,909.40	
19	28-29 Galatea Square		£38,432.35	

**London Borough of Southwark
Main Summary**

20	30-68 Galatea Square	£675,196.77
21	31-45 Philip Walk (O)	£207,035.06
22	6-18 Heaton Road (E)	£85,586.25
23	22-32 Heaton Road (E)	£86,544.00
24	34-44 Heaton Road (E)	£80,108.14
25	1-12 Huguenot Square	£165,301.97
26	13-15 Huguenot Square	£84,065.63
27	16-18 Huguenot Square	£85,320.09
28	19-26 Huguenot Square	£127,673.41
29	12-22 Philip Walk (E)	£74,266.86
30	24-30 Philip Walk (E)	£72,748.33
31	32-40 Philip Walk (E)	£71,679.02
32	17-41 Scylla Road (O)	£340,724.43
33	43-67 Scylla Road (O)	£276,947.67
	Sub Total External and Communal:-	#REF!
34	Internals - Tenanted	£5,579,362.95
35	Internals - Leaseholder	
	Sub Total Internals:-	£5,579,362.95
	Sub Total:-	#REF!
36	Central Office Overhead @ 1%:-	#REF!
37	Profit @ 5%:-	#REF!
38	Design Fees:-	#REF!
	Total (excl vat):-	#REF!

17238251.13

Notes

- Emergency lighting has only been included to 31-45 Philip Walk.
- Temporary Lighting to all blocks to assist loft space works.

**Less Previous:-
Net:-**

London Borough of Southwark

Main Summary

- 6-18 Heaton
- 22-32 Heaton
- 34-44 Heaton
- 13-15 Huguenot
- 16-18 Huguenot
- 12-22 Philip
- 24-30 Philip
- 32-40 Philip

LBS PECKHAM AND NUNHEAD
CONSORT ESTATE - PRE-COMMENCEMENT WORKS
MAIN SUMMARY - DRAFT

Bill Ref	Section	TOTAL	Claimed to date
1	Preliminaries Ph 1	£21,411.26	£21,411.26
2	Preliminaries Ph 2	£69,458.82	
	Sub Total Preliminaries:-	£90,870.07	£21,411.26
3	Pre-Commencement Costs - Completed	£145,082.95	£117,201.48
4	Pre-Commencement Works - Completed	£120,964.63	£78,196.82
5	Emergency FRA Works PH1	£283,875.00	£240,540.00
6	Emergency FRA Works PH2	£356,015.96	£199,201.50
	Sub Total External and Communal:-	£905,938.54	£635,139.80
	Sub Total:-	£996,808.62	£656,551.05
7	Central Office Overhead @ 1%:-	Included in Main summary	£6,565.51
8	Profit @ 5%:-	Included in Main summary	£32,827.55
9	Feasibility Design	Included in Main summary	£36,482.00
	Total (excl vat):-	£996,808.62	£732,426.11

Ref	Item	TOP
	Design Fees	
A	Survey & Design Services - Architect / Building Surveyor	
1	Value of External and Communals, Emergency and Precommencement	#REF!
2	Proportion of Preliminaries	#REF!
	Net Cost of the works	#REF!
3	Central Office Overheads @ 1%	#REF!
4	Profit @ 5%	#REF!
	Total Cost of External & Communal Areas	#REF!
	Design Fees @ Category 4 - 3%:	#REF!
	Carried to Section Summary £	#REF!

London Borough of Southwark
Bill Nr 1 - Prelims

		PRELIMS				
Item	Description	Qty	Unit	%	Rate £	Total
	Term Preliminaries – Site Overheads					
A	Management / Site Staff					
1	Contracts Manager	120	Week	50%	928.41	55,704.60
2	Forward Surveys and Colour Choices	120	Week	100%	33.16	3,978.90
3	Agent	120	Week	200%	928.41	222,818.40
4	Quantity Surveyor	120	Week	50%	928.41	55,704.60
5	Site Supervisor		Week		928.41	0.00
6	General Foreman		Week		862.10	0.00
7	Finishing Foreman		Week		729.47	0.00
8	General Labourer	120	Week	200%	464.21	111,409.20
9	Resident Liaison Officer	120	Week	200%	464.21	111,409.20
10	Commissioning Engineer		Week		795.78	0.00
11	Site Expenses	120	Week	100%	132.63	15,915.60
12	Partnering Manager	120	Week	5.0%	1,450.00	8,700.00
13	Operations Manager	120	Week	5.0%	1,650.00	9,900.00
14	Partnering Support Team	120	Week	25%	1,152.90	34,587.00
B	Health and Safety					
1	Health & Safety Officer (visiting)	120	Week	100%	132.63	15,915.60
2	Health & Safety Officer Signage	120	Week	100%	132.63	15,915.60
3	Health and Safety consumables	120	Week	100%	66.32	7,957.80
C	Parking Costs					
1	Per vehicle per week	120	Week	800%	6.63	6,366.24
D	Site Set Up / Compound					
1	Hire of Contractors office 20' (inc furniture)		Week		33.16	0.00
2	Hire of Contractors office 24' (inc furniture)	120	Week	100%	39.79	4,774.68
3	Hire of Contractors office 32' (inc furniture)		Week		39.79	0.00
4	Transportation (delivery & collection per unit)	1	Item	100%	132.63	132.63
5	Welfare facilities / consumables / stationary	120	Week	100%	53.05	6,366.24
6	Hire of PM/Supervisor's office (inc furniture)		Week		99.47	0.00
7	Transportation (delivery & collection per unit)		Item		132.63	0.00
8	Hire of Meeting Room (inc furniture)		Week		66.32	0.00
9	Transportation (delivery & collection per unit)		Item		132.63	0.00
10	Resident's Refuge (inc furniture)		Week		99.47	0.00
11	Residents Refuge - Set up		Item		663.15	0.00
12	Resident's Refuge - Remove		Item		331.58	0.00
13	Hire of canteen / drying room	120	Week	200%	46.42	11,140.92
14	Transportation (delivery & collection per unit)	1	Item	200%	132.63	265.26
15	Welfare facilities / consumables / stationary	120	Week	200%	59.68	14,324.04
16	Hire Sanitary Unit 3 +1	120	Week	100%	33.16	3,978.90
20A	Transportation (delivery & collection per unit)	1	Item	100%	125.99	125.99
17	Temporary services connection		Item		198.95	0.00
18	Hire of Chemical Toilet Unit		Week		19.89	0.00

London Borough of Southwark

Bill Nr 1 - Prelims

19	Welfare facilities	120	Week	100%	46.42	5,570.46
20	Hire of storage container 20'	120	Week	1000%	19.89	23,873.40
20A	Transportation (delivery & collection per unit)	3	Item	100%	125.99	377.97
21	Temporary hard standing	50	M ²	100%	19.89	994.73
22	Warehouse distribution of kitchens and bathrooms	140	Per dwelling	100%	26.53	3,713.64
E Office equipment						
1	Photocopier	120	Week	100%	13.26	1,591.56
2	Fax machine / Scanner	120	Week	100%	6.63	795.78
3	Computer	120	Week	400%	6.63	3,183.12
4	Printer	120	Week	100%	6.63	795.78
5	Site stationary	120	Week	100%	6.63	795.78
F Security						
1	Plywood hoarding price per metre run per week	10,200	Week	40%	8.84	36,075.36
2	Pair of timber gates to hoarding	51	Week	40%	198.95	4,058.48
3	Decorate timber hoarding (colour to be agreed)	100	LM	100%	6.63	663.15
4	Erect and dismantle timber hoarding per metre run	100	LM	100%	13.26	1,326.30
5	Mesh fencing price per metre per week	10,200	Week	40%	2.21	9,018.84
6	Erect and dismantle per metre run	102	LM	100%	13.26	1,352.83
7	Planked footway price per metre run per week	4,080	Week	10%	13.26	5,411.30
8	Erect and dismantle per metre run	40	LM	100%	6.63	265.26
9	PVC encapsulated identity cards	75	Item	100%	2.65	198.95
10	Site security guard / petrol		Hour	0%	8.62	0.00
11	Delivery and collection of security guard cabin (each way)		Trip	0%	132.63	
12	Hire of Security Guard Cabin (inc furniture)		Week	0%	33.16	0.00
13	Transportation (delivery & collection per unit)		Item	100%	198.95	0.00
14	Flag Pole		Each	100%	19.89	0.00
15	Reinstate compound area	1	Item	100%	331.58	331.58
G Power						
1	Temporary Check Meter(s) installation	8	Item	100%	99.47	795.78
2	Temp power and light to compound units	120	Week	100%	298.42	35,810.10
3	Heating installation into storage container	1	Item	100%	46.42	46.42
4	Heating - container running costs	120	Week	100%	46.42	5,570.46
H Water						
1	Temp water installation to compound	1	Item	100%	464.21	464.21
2	Connect sanitary unit to foul sewers	1	Item	100%	198.95	198.95
3	Reinstate after removal	1	Item	100%	132.63	132.63
4	Provisional allowance for Thames Water installation	1	Item			2,000.00
J Communications - Landline						
1	Landline installation	1	Item	100%	165.79	165.79
2	Landline rental / calls	120	Week	100%	16.58	1,989.45
3	Broadband installation	1	Item	100%	46.42	46.42
4	Broadband connection / rental	120	Week	100%	19.89	2,387.34
K Communications - 'Mobiles'						
1	Mobile Phone Costs (assume 10 mobiles)	120	Week	15%	464.21	8,355.69

London Borough of Southwark

Bill Nr 1 - Prelims

L	Plant and Tools					
1	Cherry picker (7.5m)		Day		331.58	0.00
2	Concrete / mortar mixer (0.12/0.09m ³)		Week		19.89	0.00
3	Transit Van	120	Week	100%	99.47	11,936.70
4	Beam Hoist		Week		232.10	0.00
5	Small Tools		Set		46.42	0.00
M	Towers / Youngmans					
1	Towers / Youngman's	28	Item	100%	99.47	2,785.23
N	Licenses					
1	Local fees generally	1	Item	100%	464.21	464.21
2	Skip License		Item	100%	298.42	0.00
O	TV Aerials/Satellite Dishes					
1	Remove and refix aerial		Each		46.42	0.00
2	Remove and refix satellite dish		Each		86.21	0.00
P	Rubbish Disposal Skips with Lockable Lids					
1	Skips - 8 Cubic Yard		Each		232.10	0.00
2	Skips - 12 Cubic Yard (Provisional quantity)	150	Each	100%	245.37	36,804.83
3	Skips 30 Cubic Yard		Each		331.58	0.00
4	Skips - Roll On-Roll Off	50	Each	100%	464.21	23,210.25
Q	Small Plant and Tools					
1	Bench Saw		Week	100%	15.92	0.00
2	Grinder 4.5"		Week	100%	15.92	0.00
3	Wall Chaser		Week	100%	15.92	0.00
R	Sundries					
1	Sundries	120	Week	100%	66.32	7,957.80
2	Site Signage (Prov Allowance)	2	Nr	100%	500.00	1,000.00
3	Provisional allowance for site set up issues	1	Item			10,000.00
					Total £	969,907.89

ITEM	PRE-COMMENCEMENT FEES				
	DESCRIPTION	QTY	UNIT	RATE	TOTAL
1	RLO services for booking pre-condition surveys	10	wks	440.97	4,409.70
2	Drone Surveys	1	Item	1,990.00	1,990.00
3	Planning Drawings	1	Item	31,250.00	31,250.00
4	Flat Compartmentation Surveys (prov sum)	146	Nr	550.00	80,300.00
5	Underground CCTV Surveys	31	Nr	1,000.00	31,000.00
6	Intake Visual Surveys	31	Nr	575.00	17,825.00
				Carried to Summary	166,774.70

As per Helidrone Invoice

As per BL Invoice

Provisional Allowance

Historic Rate Pomeroy

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>1-10 Vivian Square</p> <p>1-10 Vivian Square is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E WALKWAYS & BALCONIES F DECORATIONS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	10	Item	33.16	331.58	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	10	Item	66.32	663.15	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	43,500.00	43,500.00	MAC Quote
	Extra over for asbestos adapted scaffold	1.0	Item			Incl. MAC Quote
	Weekly Inspections	16.0	Nr	200.00	3,200.00	
	Remove and refix satellite dish - Provisional	5	nr	86.21	431.05	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			48,424.19	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	10	Nr	750.00	7,500.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out replacement lead work to vents on roof All of the above:-	10	Item	1,000.00	10,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective asbestos soffit board	1	Item		13,440.00	Phoenix Green Quote
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	130	lm	20.16	2,620.77	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	100	lm	49.94	4,994.00	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	40	lm	49.94	1,997.60	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			40,552.37	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	10	dwellings	280.00	2,800.00	Historic rates
	Renew trickle vent	10	Nr	19.00	190.00	Historic rates
	Renew handle	10	Nr	16.00	160.00	Historic rates
	Renew hinges	20	Nr	31.00	620.00	Historic rates
	Renew restrictor	10	Nr	14.52	145.20	Historic rates
	Renew tilt and turn top hinge	10	Nr	105.00	1,050.00	Historic rates
	Mastic renewal	10	Nr	200.00	2,000.00	Provisional Allowance
	Glazing replacement	10	Nr	200.00	2,000.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged spanish slates	10	Item	250.00	2,500.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			11,465.20	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	20	m2	3.75	75.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					

Carry out visual survey & hammer test to all areas of concrete	20	m2	1.96	39.20	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	20	m2	1.82	36.40	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	7	nr	10.44	69.60	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12	40.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70	43.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94	54.70	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84	74.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21	116.05	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64	103.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78	203.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16	320.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10	380.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50	467.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinststate with Sika MonoTop 615 repair mortar		m	8.50	0.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					

Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
	Surfaces exceeding 300mm girth	20	m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm		m	4.16	83.20	
	Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
	Surfaces exceeding 300mm girth	20	m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm		m	8.87	177.40	
	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
	Surfaces exceeding 300mm girth	20	m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm		m	7.55	150.90	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
	Carry out repairs to defective bricks using coloured mortars	35	nr	12.50	437.50	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	12	m2	35.00	420.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	12	nr	25.00	300.00	
	Areas less than 0.25 sqm/joints/perps	25	m	12.00	300.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	6	lm	80.00	480.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS					7,187.32	
		Carried to Summary			£	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS

PRIVATE BALCONIES						
		QTY	UNIT	RATE	TOTAL	COMMENTS
	Remove existing spartan tiles and dispose of in skip	50	m2	7.85	392.40	TP Group Quote
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	10	m2	33.84	338.40	TP Group Quote
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	5	nr	1511.17	7,555.85	TP Group Quote
	Provisional allowance for asphalt repairs	5	Item	500.00	2,500.00	Provisional allowance
WALKWAYS & BALCONIES						
Carried to Summary £					10,786.65	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Soffits		m2	19.23		Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		lm	9.62		Harmonised Rate
	Soffit		lm	19.23		Harmonised Rate
	Frame to Pb balustrade	150	lm	9.62	1,443.00	Harmonised Rate
	Brackets	12	lm	9.62	115.44	Harmonised Rate
	Flat entrance doors	18	m2	19.23	346.14	Harmonised Rate
	Side screen	8	m2	36.07	288.56	Harmonised Rate
	Frame	50	lm	9.62	481.00	Harmonised Rate
	Garage doors	32	m2	19.23	615.36	Harmonised Rate
	Frames	48	lm	9.62	461.76	Harmonised Rate
	cupboard door	36	m2	19.23	692.28	Harmonised Rate
	Frame	100	lm	9.62	962.00	Harmonised Rate
DECORATIONS						
Carried to Summary £					5,559.38	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	100	lm	34.02	3,402.00	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	60	lm	22.39	1,343.40	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS						
Carried to Summary £					4,745.40	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					

	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,147.59		Gerda Rates
			Nr	100.00		
	FRA					
	Item 7.8.1.1 Provisional allowance to install itumescent cat flap	1	Item		100.00	Provisional Allowance
	Item 7.2.1.1 Provisional allowance to remove secondary means of esape and brick over areas to provide 60 minutes fire seperation	1	Item			See Internals Tab
	Provisional allowance for additional FRA works	1	Item		2,500.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		7,474.15	Phoenix Green Quote
	Provisional allowance for additional compartmentation works to garages	5	Nr	1,000.00	5,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	10	Nr	500.00	5,000.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary	£ 20,074.15	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E					
				Carried to Summary	£ 1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	

RISK ITEMS	Carried to Summary £			15,000.00	
SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS

	1-10 Vivian Square				
	GENERALLY				0.00
A	ACCESS TO WORKS AT HEIGHT				48,424.19
B	ROOF REPAIRS				40,552.37
C	WINDOW REPAIRS				11,465.20
D	FAÇADE & STRUCTURAL REPAIRS				7,187.32
E	WALKWAYS & BALCONIES				10,786.65
F	DECORATIONS				5,559.38
G	RAINWATER GOODS				4,745.40
H	FRA WORKS				20,074.15
I	M&E				1,575.66
J	RISK ITEMS				15,000.00
	1-10 Vivian Square				
				Carried to Section Summary	£ 165,370.32

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>11-13 Vivian</p> <p>11-13 Vivian Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	3	Item	33.16	99.47	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	3	Item	66.32	198.95	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	22,430.10	22,430.10	MAC Quote
	Weekly Inspections	8.0	Nr	200.00	1,600.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					
				Carried to Summary £	24,799.35	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS

TEMPORARY DORMER						
Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	3	Nr	750.00	2,250.00	Historic Rate Arnold Dobson	
MAIN ROOF COVERINGS - PITCHED						
Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	3	Item	1,000.00	3,000.00	Provisional Allowance	
SOFFIT & FASCIA						
Take down defective soffit board	10	Item	14.66	142.94	No Asbestos Report, Risk allowances made	
Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	39	Im	20.16	786.23	Framework - Year 14 BMI Uplift 32.63%	
Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	30	Im	49.94	1,498.20	Historic Rate Tappesfield	
take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	12	Im	49.94	599.28	Historic Rate Tappesfield	
ROOF REPAIRS						
			Carried to Summary	£ 8,276.65		
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
WINDOW REPAIRS - Provisional Qty's						
Clean, ease and adjust windows	3	dwelling	280.00	840.00	Historic rates	
Renew trickle vent	3	Nr	19.00	57.00	Historic rates	
Renew handle	3	Nr	16.00	48.00	Historic rates	
Renew hinges	6	Nr	31.00	186.00	Historic rates	
Renew restrictor	3	Nr	14.52	43.56	Historic rates	
Renew tilt and turn top hinge	3	Nr	105.00	315.00	Historic rates	
Mastic renewal	3	Item	200.00	600.00	Provisional Allowance	
Glazing replacement	3	Item	200.00	600.00	Provisional Allowance	
CLADDING						
Provisional allowance for repairs to isolated damaged spanish slates	3	Item	250.00	750.00	Provisional Allowance	
WINDOW REPAIRS						
			Carried to Summary	£ 3,439.56		
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
CONCRETE REPAIRS						
Surface Preparation						
Jet washing existing concrete	27	m2	3.75	101.25	Harmonised Rate + net BMI uplift (32.63%)	
Survey						
Carry out visual survey & hammer test to all areas of concrete	27	m2	1.96	52.92	Harmonised Rate + net BMI uplift (32.63%)	

Carry out full cover meter survey to all areas of concrete	27	m2	1.82	49.14	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	9	nr	10.44	93.96	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12	40.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70	43.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94	54.70	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84	74.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21	116.05	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64	103.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78	203.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16	320.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10	380.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50	467.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstatate with Sika MonoTop 615 repair mortar		m	8.50	0.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					

London Borough of Southwark
 Bill Nr 4 - 11-13 Vivian

Surfaces exceeding 300mm girth	15	m2	8.32	124.80	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	12	m	4.16	49.92	
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
Surfaces exceeding 300mm girth	15	m2	17.74	266.10	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	12	m	8.87	106.44	
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces					
Surfaces exceeding 300mm girth	15	m2	15.09	226.35	Harmonised Rate + net BMI uplift (32.63%)

	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	12	m m2	7.55 15.09	90.54 0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
	Carry out repairs to defective bricks using coloured mortars	30	nr	12.50	375.00	Historic rate - Juniper House
	Rake out and repoint defective pointing	12	m2	35.00	420.00	Historic rate - Carterscroft
	Areas >0.5 sqm	12	nr	25.00	300.00	
	Areas 0-25-0.5 sqm	25	m	12.00	300.00	
	Areas less than 0.25 sqm/joints/perps					
	Helical bar across cracking brickwork. Generally to every 3rd course.	6	lm	80.00	480.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS						
					Carried to Summary	£ 7,654.54
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
WALKWAYS & BALCONIES						
					Carried to Summary	£ 0.00
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
	Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)						
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
General Decorations						
	Fascia		lm	9.62		Harmonised Rate
	soffit		lm	9.62		Harmonised Rate
	Flat entrance doors	5	m2	19.23	103.84	Harmonised Rate
	Frame	15	lm	9.62	144.30	Harmonised Rate
	cupboard door	3	m2	19.23	57.69	Harmonised Rate
DECORATIONS						
					Carried to Summary	£ 305.83
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	30	lm	34.02	1,020.60	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	18	lm	22.39	403.02	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS						
					Carried to Summary	£ 1,423.62
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
FED's						

	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,147.59		Gerda Rates
			Nr	100.00		Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		1,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	3	Nr	1,000.00	3,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	3	Nr	500.00	1,500.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary	£ 5,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	105.00	105.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1	Nr	160.00	160.00	
	M&E					
				Carried to Summary	£ 1,310.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		6,500.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		1,500.00	
	Provisional allowance for unforeseen works arising	1	Item		2,000.00	
	RISK ITEMS					
				Carried to Summary	£ 10,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	11-13 Vivian					
	GENERALLY				0.00	

A	ACCESS TO WORKS AT HEIGHT				24,799.35
B	ROOF REPAIRS				8,276.65
C	WINDOW REPAIRS				3,439.56
D	FAÇADE & STRUCTURAL REPAIRS				7,654.54
E	WALKWAYS & BALCONIES				0.00
F	DECORATIONS				305.83
G	RAINWATER GOODS				1,423.62
H	FRA WORKS				5,500.00
I	M&E				1,310.66
J	RISK ITEMS				10,000.00
11-13 Vivian		Carried to Section Summary			£ 62,710.21

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>14-29 Vivian Square</p> <p>14-29 Vivian Square is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E WALKWAYS & BALCONIES F DECORATIONS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	16	Item	33.16	530.52	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	16	Item	66.32	1,061.04	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		60,249.00	MAC Quote
	Extra over for asbestos adapted scaffold	1.0	Item			Incl. MAC Quote
	Weekly Inspections	16.0	Nr	200.00	3,200.00	
	Remove and refix satellite dish - Provisional	8	nr	86.21	689.68	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					
				Carried to Summary £	66,028.65	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS

TEMPORARY DORMER						
Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	14	Nr	750.00	10,500.00	Historic Rate Arnold Dobson	
MAIN ROOF COVERINGS - PITCHED						
Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	14	Item	1,000.00	14,000.00	Provisional Allowance	
SOFFIT & FASCIA						
Take down defective asbestos soffit board	1	Item		16,320.00	Phoenix Green Quote	
Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	118	Im	20.16	2,378.85	Framework - Year 14 BMI Uplift 32.63%	
Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	180	Im	49.94	8,989.20	Historic Rate Tappesfield	
take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	62	Im	49.94	3,096.28	Historic Rate Tappesfield	
ROOF REPAIRS						
			Carried to Summary	£ 55,284.33		
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
WINDOW REPAIRS - Provisional Qty's						
Clean, ease and adjust windows	16	dwellings	280.00	4,480.00	Historic rates	
Renew trickle vent	16	Nr	19.00	304.00	Historic rates	
Renew handle	16	Nr	16.00	256.00	Historic rates	
Renew hinges	32	Nr	31.00	992.00	Historic rates	
Renew restrictor	16	Nr	14.52	232.32	Historic rates	
Renew tilt and turn top hinge	16	Nr	105.00	1,680.00	Historic rates	
Mastic renewal	16	Nr	200.00	3,200.00	Provisional Allowance	
Glazing replacement	16	Nr	200.00	3,200.00	Provisional Allowance	
CLADDING						
Provisional allowance for repairs to isolated damaged spanish slates	16	Item	250.00	4,000.00	Provisional Allowance	
WINDOW REPAIRS						
			Carried to Summary	£ 18,344.32		
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
CONCRETE REPAIRS						
Surface Preparation						
Jet washing existing concrete	105	m2	3.75	393.75	Harmonised Rate + net BMI uplift (32.63%)	
Survey						
Carry out visual survey & hammer test to all areas of concrete	105	m2	1.96	205.80	Harmonised Rate + net BMI uplift (32.63%)	

Carry out full cover meter survey to all areas of concrete	105	m2	1.82	191.10	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	35	nr	10.44	365.40	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	14.26	142.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03	260.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	10	m	8.50	85.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.	10	m	35.00	350.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					

Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats	60	m2	8.32	499.20	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth	45	m	4.16	187.20		
Surfaces not exceeding 300mm						
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	60	m2	17.74	1,064.40	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	45	m	8.87	399.15		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	60	m2	15.09	905.40	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	45	m	7.55	339.53		
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks using coloured mortars	125	nr	12.50	1,562.50	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	20	m2	35.00	700.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	20	nr	25.00	500.00		
Areas less than 0.25 sqm/joints/perps	50	m	12.00	600.00		
Helical bar across cracking brickwork. Generally to every 3rd course.	10	lm	80.00	800.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary £	11,968.15	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	PRIVATE BALCONIES					
	Remove existing spartan tiles and dispose of in skip	80	m2	7.85	627.84	TP Group Quote
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	16	m2	33.84	541.44	TP Group Quote
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 10.23m2	4	nr	1511.17	6,044.68	TP Group Quote
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 15m2	4	nr	2215.62	8,862.48	TP Group Quote
	Provisional allowance for asphalt repairs	8	Item	500.00	4,000.00	Provisional allowance
WALKWAYS & BALCONIES						
				Carried to Summary £	20,076.44	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					

	Cladding	4	m2	19.23	76.92	Harmonised Rate
	Frame to Pb balustrade	231	lm	9.62	2,222.22	Harmonised Rate
	Ceilings	121	m2	19.23	2,326.83	Harmonised Rate
	Doors	10	m2	36.07	360.70	Harmonised Rate
	Frame	15	lm	9.62	144.30	Harmonised Rate
	Meter cupboards	16	Nr	19.23	307.68	Harmonised Rate
DECORATIONS		Carried to Summary			£ 5,438.65	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	118	lm	34.02	4,014.36	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	52	lm	22.39	1,164.28	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS		Carried to Summary			£ 5,178.64	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,147.59		Gerda Rates
			Nr	100.00		
	FRA					
	Provisional allowance for compartmentation works	1	Item		10,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	5	Nr	1,000.00	5,000.00	Provisional Allowance
	Issue 7.8.4.1 The riser door located between maisonettes 24 & 29 (single storey flats) has a damaged lock which is required to be repaired and the top door stop is missing and is required to be replaced with a 25mm thick door stop. Also the riser between dwellings 26 and 27 has a damaged lock whih is required to be repaired.	1	Item		100.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	16	Nr	500.00	8,000.00	Provisional Allowance
FRA WORKS		Carried to Summary			£ 23,100.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					

	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E					
				Carried to Summary	£ 1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	RISK ITEMS					
				Carried to Summary	£ 15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	14-29 Vivian Square					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				66,028.65	
B	ROOF REPAIRS				55,284.33	
C	WINDOW REPAIRS				18,344.32	
D	FAÇADE & STRUCTURAL REPAIRS				11,968.15	
E	WALKWAYS & BALCONIES				20,076.44	
F	DECORATIONS				5,438.65	
G	RAINWATER GOODS				5,178.64	
H	FRA WORKS				23,100.00	
I	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
	14-29 Vivian Square					
				Carried to Section Summary	£ 221,994.84	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>1-15 Manaton</p> <p>1-15 Manaton Close is a residential block with accommodation spread over three floors, comprising of 8 units.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D COMMUNAL DOORS E FAÇADE & STRUCTURAL REPAIRS F BALCONIES & WALKWAYS G DECORATIONS AND REPAIRS H RAINWATER GOODS I FRA WORKS J M&E K RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	8	Item	33.16	265.26	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	8	Item	66.32	530.52	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	31,555.00	31,555.00	MAC Quote
	Weekly Inspections	12.0	Nr	200.00	2,400.00	
	Remove and refix satellite dish - Provisional	4	nr	86.21	344.84	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					
				Carried to Summary	£ 35,394.04	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Allowance for concrete tile repairs to main roof clear off moss on roof	15 1	Nr Item	100.00	1,500.00 500.00	Provisional Allowance Provisional Allowance
	Clean out concrete 'finlock' type gutter, remove old waterproofing and prepare and lay new asphalt lining to gutter inclusive all joints, and labours and clearance of all outlets, rake out and mastic all underside joints as necessary	62	lm	116.05	7,195.10	Framework - Year 14 BMI Uplift 32.63%
	ENTRANCE SURROUNDS					
	Extra over roof for code 5 lead flashings, nominal size 150mm inclusive soakers , cutting, welding, chases and pointing, all in accordance with Lead Sheet Association guidelines	30	lm	72.54	2,176.06	Framework - Year 14 BMI Uplift 32.63%
	ROOF REPAIRS	Carried to Summary £			11,371.16	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	8	dwellings	280.00	2,240.00	Historic rates
	Renew trickle vent	8	Nr	19.00	152.00	Historic rates
	Renew handle	8	Nr	16.00	128.00	Historic rates
	Renew hinges	30	Nr	31.00	930.00	Historic rates
	Renew restrictor	8	Nr	14.52	116.16	Historic rates
	Renew tilt and turn top hinge	8	Nr	105.00	840.00	Historic rates
	Mastic renewal	8	Item	200.00	1,600.00	Provisional Allowance
	Glazing replacement	8	Item	200.00	1,600.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			7,606.16	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS
	To be agreed with Client subject to further consultation					
	COMMUNAL DOORSETS RENEWALS					
	Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.	1	Item		13,303.64	Silk & Mackman Quote
	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	Carried to Summary £			13,303.64	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	146	m2	3.75	547.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	146	m2	1.96	286.16	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	146	m2	1.82	265.72	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	49	nr	10.44	508.08	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12	40.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70	43.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94	54.70	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84	74.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21	116.05	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64	103.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78	203.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16	320.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10	380.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50	467.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	40	m	8.50	340.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm	146	m2	26.69	3,896.74	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m	266	lm	26.69	7,099.54	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth	146	m2	8.32	1,214.72	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	266	m	4.16	1,106.56	
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)

London Borough of Southwark
 Bill Nr 6 - 1-15 Manaton

Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	146	m2	17.74	2,590.04	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	266	m	8.87	2,359.42		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	146	m2	15.09	2,203.14	Harmonised Rate + net BMI uplift (32.63%)	

	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	266	m m2	7.55 15.09	2,006.97 0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
	Carry out repairs to defective bricks using coloured mortars	80	nr	12.50	1,000.00	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	35	m2	35.00	1,225.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	60	nr	25.00	1,500.00	
	Areas less than 0.25 sqm/joints/perps	175	m	12.00	2,100.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	69	lm	80.00	5,520.00	Historic rate - Carterscroft
	Allowance for Chimney Stack repairs	2	Nr	250.00	500.00	
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary	£	40,887.71
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL WALKWAYS						
	Carefully prepare surface of existing asphalt covering , supply and lay new decorative resin floor coating to communal walkways.	31	m2	105.00	3,255.00	TP Group Quote
	supply & install movement joints where required	3	lm	123.6	370.80	TP Group Quote
	dress-in and around gulleys to walkways	2	nr	21.84	43.68	TP Group Quote
	to prepare and coat open channels & upstands or skirtings not exceeding 300mm	62	lm	19.10	1,184.20	TP Group Quote
	Carry out water test & provide a report of the required remedials	1	nr	306.00	306.00	TP Group Quote
	To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth 251-500mm x 150mm	3	Nr	33.06	99.18	TP Group Quote
	To carry out repairs to walkways using Contar Industry @ 20mm depth per 1m ² (minimum cost applies)	1	Nr	157.48	157.48	TP Group Quote
	per 0.5m ² (over & above the minimum 1m ²)	1	Nr	81.74	81.74	TP Group Quote
	Door Thresholds	4	Nr	33.06	132.24	TP Group Quote
COMMUNAL STAIRCASES						
	supply and fix stair nosings	30	lm	47.4	1,422.00	TP Group Quote
	to prepare & coat upstands, skirtings & stringers	55	lm	19.1	1,050.50	TP Group Quote
	supply and lay new decorative resin floor coating to landings/half landings	23	m2	123.44	2,839.12	TP Group Quote
	supply and lay new decorative resin floor coating to treads & risers	12	m2	123.44	1,481.28	TP Group Quote
WALKWAYS & BALCONIES						
				Carried to Summary	£	12,423.22
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	33	m2	23.13	763.29	Harmonised Rate + net BMI uplift (28.28%)
	Walls	83	m2	23.13	1,919.79	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	33	m2	24.37	804.21	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	83	m2	24.37	2,022.71	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Hand rail	16	m	9.62	153.92	Harmonised Rate
	Loft	1	m2	36.07	36.07	Harmonised Rate
	Ladder cage	2	m2	36.07	72.14	Harmonised Rate
	Frame/cills	19	m	9.62	182.78	Harmonised Rate

	Entrance door and screen	6	m2	36.07	209.21	Harmonised Rate
	Eic	2	m2	36.07	64.93	Harmonised Rate
	Skirtings	53	m	9.62	509.86	Harmonised Rate
	Fascia	72	m	9.62	692.64	Harmonised Rate
	soffit	72	m	9.62	692.64	Harmonised Rate
	Hand rail to balcony wall	39	m	9.62	375.18	Harmonised Rate
	Doors	7	m2	36.07	259.70	Harmonised Rate
	Frame	34	m	9.62	327.08	Harmonised Rate
	Entrance door and screen	6	m2	36.07	209.21	Harmonised Rate
	Rwp /soil	18	m	9.62	173.16	Harmonised Rate
DECORATIONS		Carried to Summary £			9,468.51	
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Renew cast iron guttering (ogee or half round 150mm) inclusive all joints, fixings, end caps, spigots, etc. to falls	40	lm	55.94	2,237.73	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS		Carried to Summary £			2,237.73	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL DOORSETS						
	Replace composite door to stairwell with suitable Fire Rated Doorset	1	Item		4,000.00	Provisional Allowance
FED'S						
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Extra over for glazed fanlight		Nr	538.20		Gerda Rates
	Provisional allowance for variations arising from doorsets		Nr	750.00		Provisional Allowance
FRA						
	Provisional allowance for additional FRA works	1	Item		5,000.00	Provisional Allowance
	Item 7.1.1.1 Firestop electrical intake cupboard and metal conduit in stairwell ceiling area	1	Item		200.00	Provisional Allowance
	Item 7.4.2.1 Install fire door keep locked sign to electrical intake cupboard door	1	Item		50.00	Provisional Allowance
	Renew timber communal loft hatches with fire rated hatches	1	Nr	2,000.00	2,000.00	Provisional Allowance
	Carry out compartmentation works	1	Item		10,000.00	Provisional Allowance
LOFT SPACE WORKS						
	Supply and fit firehalt fire barrier (30-minute FR) on party wall lines Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over to board out over timber joists to create a safe working platform; 1.2m either side of each fire curtain Extra over for pre-liminaries in association with the above; non-working supervisor & Certification.					

	Provisional allowance for compartmentation works to roof spaces	4	Nr	10,000.00	40,000.00	Phoenix Green Quote
	FRA WORKS					
				Carried to Summary	£ 61,250.00	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E					
				Carried to Summary	£ 1,575.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		7,500.00	
	RISK ITEMS					
				Carried to Summary	£ 22,500.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	1-15 Manaton					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				35,394.04	
B	ROOF REPAIRS				11,371.16	
C	WINDOW REPAIRS				7,606.16	
D	WINDOW REPAIRS - Provisional Qty's				13,303.64	
E	FAÇADE & STRUCTURAL REPAIRS				40,887.71	
F	WALKWAYS & BALCONIES				12,423.22	
G	DECORATIONS				9,468.51	
H	RAINWATER GOODS				2,237.73	
I	FRA WORKS				61,250.00	
J	M&E				1,575.66	
K	RISK ITEMS				22,500.00	
	1-15 Manaton					
				Carried to Section Summary	£ 218,017.83	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>2-116 Manaton Close</p> <p>2-116 Manaton Close is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D COMMUNAL DOORS E FAÇADE & STRUCTURAL REPAIRS F BALCONIES & WALKWAYS G DECORATIONS AND REPAIRS H RAINWATER GOODS I FRA WORKS J M&E K RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	58	Item	33.16	1,923.14	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	58	Item	66.32	3,846.27	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		116,500.00	MAC Quote
	Weekly Inspections	25.0	Nr	200.00	5,000.00	
	Remove and refix satellite dish - Provisional	29	nr	86.21	2,500.08	Framework - Year 14 BMI Uplift 32.63%

ACCESS TO WORKS AT HEIGHT		Carried to Summary £			130,067.90	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	34	Nr	750.00	25,500.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	58	Item	1,000.00	58,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	81	lm	14.66	1,180.13	Historic Rate
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	322	lm	20.16	6,491.44	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	664	lm	49.94	33,135.19	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	362	lm	49.94	18,053.31	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			142,360.07	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	58	dwellings	280.00	16,240.00	Historic rates
	Renew trickle vent	58	Nr	19.00	1,102.00	Historic rates
	Renew handle	58	Nr	16.00	928.00	Historic rates
	Renew hinges	116	Nr	31.00	3,596.00	Historic rates
	Renew restrictor	58	Nr	14.52	842.16	Historic rates
	Renew tilt and turn top hinge	58	Nr	105.00	6,090.00	Historic rates
	Mastic renewal	58	Item	200.00	11,600.00	Provisional Allowance
	Glazing replacement	58	Item	200.00	11,600.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	58	Item	250.00	14,500.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			66,498.16	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS
	To be agreed with Client subject to further consultation					
	COMMUNAL DOORSET RENEWALS					
	Full installation of steel fixed frame/screens to Southwark standard specification	1	Item		12,985.29	Silk & Mackman Quote

	Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.	1	Item		74,922.24	Silk & Mackman Quote
COMMUNAL DOORS (PROVISIONAL ALLOWANCE)					Carried to Summary £	87,907.53
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	546	m2	3.75	2,047.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	546	m2	1.96	1,070.16	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	546	m2	1.82	993.72	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	182	nr	10.44	1,900.08	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	5	nr	20.56	102.80	Harmonised Rate + net BMI uplift (32.63%)
	Concrete Repairs - Please note all quantities are provisional					
	Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
	Not exceeding 0.01m2. (Provisional Quantity)	10	nr	8.12	81.20	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70	87.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94	109.40	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84	148.40	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21	232.10	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
	Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26	132.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83	158.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07	190.70	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72	237.20	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
	Not exceeding 0.01m2. (Provisional Quantity)	10	nr	14.26	142.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03	260.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
	Not exceeding 0.01m2. (Provisional Quantity)	10	nr	20.64	206.40	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	40.78	407.80	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16	641.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10	761.00	Harmonised Rate + net BMI uplift (32.63%)

Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50	935.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06	1,150.60	Harmonised Rate + net BMI uplift (32.63%)	
Hairline Cracks						
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	50	m	8.50	425.00	Historic rate - Juniper House	
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate	
Corrosion Inhibitor						
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)						
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	520	m2	8.32	4,326.40	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	26	m	4.16	108.16		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	520	m2	17.74	9,224.80	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	26	m	8.87	230.62		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	520	m2	15.09	7,846.80	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	26	m	7.55	196.17		
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks using coloured mortars	200	nr	12.50	2,500.00	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	115	m2	35.00	4,025.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	175	nr	25.00	4,375.00		
Areas less than 0.25 sqm/joints/perps	290	m	12.00	3,480.00		
Helical bar across cracking brickwork. Generally to every 3rd course.	40	lm	80.00	3,200.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary £	55,206.21	
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL STAIRCASES						
Remove existing vinyl & dispose in skip on site	362	m2	30.60	11,077.20	TP Group Quote	
Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis	362	m2	30.60	11,077.20	TP Group Quote	
supply and fix stair nosings	73	lm	47.40	3,460.20	TP Group Quote	
to prepare & coat upstands, skirtings & stringers	459	lm	19.10	8,766.90	TP Group Quote	
supply and lay new decorative resin floor coating to landings/half landings	332	m2	123.44	40,982.08	TP Group Quote	
supply and lay new decorative resin floor coating to treads & risers	30	m2	123.44	3,703.20	TP Group Quote	

PRIVATE BALCONIES						
	Remove existing asbestos promenade tiles and dispose of in skip	230	m2	84.00	19,320.00	Phoenix Green Quote
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	46	m2	33.84	1,556.64	TP Group Quote
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	23	nr	1511.17	34,756.91	TP Group Quote
	Provisional allowance for asphalt repairs	23	Item	500.00	11,500.00	Provisional allowance
WALKWAYS & BALCONIES						
				Carried to Summary	£ 146,200.33	
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
	Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)						
	Ceilings	360	m2	23.13	8,326.80	Harmonised Rate + net BMI uplift (28.28%)
	Walls	1090	m2	23.13	25,211.70	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	360	m2	24.37	8,773.20	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	1090	m2	24.37	26,563.30	Harmonised Rate + net BMI uplift (28.28%)
General Decorations						
	Balustrade	74	m2	19.23	1,423.02	Harmonised Rate
	Doors	24	m2	19.23	461.52	Harmonised Rate
	Cupboards	42	m2	19.23	807.66	Harmonised Rate
	Windows		m2	19.23	0.00	Harmonised Rate
	Frame/cills	165	m	9.62	1,587.30	Harmonised Rate
	Screens	10	m2	19.23	192.30	Harmonised Rate
	door and screen	56	m2	19.23	1,076.88	Harmonised Rate
	Skirtings	436	m	9.62	4,194.32	Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		m	9.62	0.00	Harmonised Rate
	soffit		m	9.62	0.00	Harmonised Rate
	Frame/posts to Pb balustrade	1464	m	9.62	14,083.68	Harmonised Rate
	Rwp	50	m	9.62	481.00	Harmonised Rate
	Ceilings to ground floor flats	144	m2	19.23	2,769.12	Harmonised Rate
	Doors	16	m2	19.23	307.68	Harmonised Rate
	Frame	40	m	9.62	384.80	Harmonised Rate
	Small rail	12	m	9.62	115.44	Harmonised Rate
	Entrance door and screen	14	m2	19.23	269.22	Harmonised Rate
	Meter cupboards	22	no	19.23	423.06	Harmonised Rate
DECORATIONS						
				Carried to Summary	£ 97,605.84	
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, and the like	322	lm	34.02	10,954.31	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	283	lm	38.58	10,918.72	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS						
				Carried to Summary	£ 21,873.03	

I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	FRA					
	Provisional allowance for compartmentation works	1	Item		60,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	16	Nr	1,000.00	16,000.00	Provisional Allowance
	Issue 6.1.1.1 Make safe the electrical wires installed above the heating riser cupboard to the left hand side of flat 4.	1	Item		200.00	Provisional Allowance
	Issue 6.1.1.2 Secure the electrical socket so it may only be used by LBS staff and approved contractors or decommission if no longer in use and replace with a blanking plate - all corridors.	1	Item		50.00	Provisional Allowance
	Issue 7.1.1.1 The following areas are required to be firestopped: G/F electrical intake and riser cupboards next door, ceiling areas. North entrance main entry door has side panels, above the side panels is an area where heating pipework entry the building, firestop the area around pipework. Riser to right hand side (RHS) of flat 26, concrete area around bathroom air extract hose (leads up to fixed flue) is loose and is required to be firestopped. Riser to RHS of flat 34 and riser to left hand side (LHS) of flat 36, both risers require firestopping to the ceiling area at the rear of the riser cupboard. All 2nd floor riser cupboards, ceilings to be made good. Due to the excessive amount of firestopping required a firestopping survey should be carried out and any additional areas identified should be addressed.	1	Item		400.00	Provisional Allowance
	Issue 7.1.1.2 Upgrade the ceiling hatches within the communal areas of the building which are of plywood material and will not provide the 60 minute separation required. All ceiling hatches within the communal areas should be upgraded to provide 60 minutes fire resistance (x2 in total). As an interim measure the ceiling hatch located in the end of corridor area next to flats 70 & 72 is not secured, area to be secured.	1	Item		1,200.00	Provisional Allowance
	Issue 7.1.3.1 Replace all ducting installed between the bathroom extract units and the fixed metal flues installed within the communal heating cupboards and all those which connect internally of the building to a fixed metal flue. Connecting ducting is required to be fire resistant. Replace all extract flue connecting collars, which join one piece of metal flue to another piece of metal flue with collars which will prevent the products of combustion entering into the riser cupboard/communal areas. Please note that a piece of the flue within the heating riser to the right hand side of flat 52 is missing (still in riser cupboard)and is required to be put back in place.	1	Item		2,000.00	Provisional Allowance
	Issue 7.2.4.1 Construct an enclosure affording 30 minutes of fire resistance: electric meter cabinets next to the FEDs - flats 17-51 (except 40), x35. Please note this is a duplicate task, with the original task having a medium risk rating.	35	Nr	350.00	12,250.00	Provisional Allowance

Issue 7.2.4.2 Replace the Perspex vision/viewing panel on the electric meter cabinet with glazing affording 30 minutes of fire resistance: adjacent flat 40.	1	Item		100.00	Provisional Allowance
Issue 7.2.6.1 Secure the electrical and phone cables which run the length of the ground floor corridor, next to the heating pipework. Cables to be secured with fire resistant fastenings (metal) so that the cables stay in place in the event of a fire.	1	Item		50.00	Provisional Allowance
Issue 7.4.1.1 The following fire escape signs should be installed: Ground floor (G/F), 9C on end of corridor door to south end of block (near flat 2). G/F to be hung from ceiling pointing towards stairwell access door, 3/4C (combo left on one side right on the other). G/F north end of corridor, on door to the electrical intake cupboard, a sign 4C, pointing towards stairwell door. On the 1st and 2nd floor, on the wall riser cupboards 6A, pointing towards the stairwell door. On the 1st and 2nd floor, on the cross corridor door on the side of flats 30/32 and 66/68, sign 1A. On the 1st and 2nd floor, on the cross corridor doors on the side of flats 34/36 and 62/64 sign 1A. On the 1st and 2nd floor corridors, to be hung from ceiling pointing towards stairwell access door, 3/4C (combo left on one side right on the other). On the 1st and 2nd floor corridors, on the cross corridor doors on the side of flats 46/48 and 50/52 1A.	14	Nr	50.00	700.00	Provisional Allowance
Issue 7.4.2.1 Provide & fit a 'Fire Door Keep Locked' sign to the electric/riser cupboard doors, located opposite/next to stairwell doors: x4 per floor, x12 in total.	12	Nr	50.00	600.00	Provisional Allowance
Issue 7.4.2.2 A 'Fire Door Keep Closed' sign is required to the stairwell doors, x6 in total.	6	Nr	50.00	300.00	Provisional Allowance
Issue 7.6.1.1 Provide 1.5sqm of free ventilation space within the ground floor corridor in the area located to the left hand side of flat 24, where firestopping has been applied. Please note that there is a plywood panel on the external side of this area. Please note a task has been raised for a cross corridor door to be installed and this task must be completed before the fitting of said door. Remove the metal plate covering over the metal louvred vents installed at the end of the corridor, on the upper floors, opposite the stairwell door, in the corridor housing flats 26/28 and 70/72, x2 metal covers in total. Provide ventilation to the south stairwell area at the head of the stairs or at least at second floor level, this can be in the form of a window, POV etc.	1	Item		10,000.00	Provisional Allowance
Issue 7.8.2.1 The following cross corridor doors are required to be repaired: Cross corridor door to the left hand side (LHS) of flat 30, loose door handle. Cross corridor door to LHS of flat 36, loose handle. Cross corridor door to the LHS of flat 56, door closer broken, beading to low level side panel missing from flat 52 side of door, loose beading above door on same side of door and intumescent strip loose on hinge side of door frame and missing from top of door frame. Cross corridor door to the LHS of flat 58, loose door handle. Cross corridor door to the right hand side of flat 68, loose door handle, intumescent strip missing at top of door frame and loose on hinge side of door frame.	1	Item		8,000.00	Provisional Allowance
Issue 7.8.2.2 Repair the following stairwell doors: 1st floor stairwell doors leading to flats 38-44, door sticking to floor, door is also warped and is required to be replaced. Top glazed panel not fire resistant glass within the door, to be replaced with fire resistant glazing if the door cannot be replaced within 3 months. Stairwell door leading to flats 54-60, repair stairwell door which is catching on door frame due to loose bottom hinge.	1	Item		200.00	Provisional Allowance
LOFT SPACE WORKS					
Supply and fit firehalt fire barrier (30-minute FR) on party wall lines Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over to board out over timber joists to create a safe working platform; 1.2m either side of each fire curtain					

	Extra over for pre-liminaries in association with the above; non-working supervisor & Certification.	12	Item	10,000.00	120,000.00	Provisional Allowance
	Provisional allowance for compartmentation to roof spaces	22	Nr	500.00	11,000.00	Provisional Allowance
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations					
	FRA WORKS			Carried to Summary £	243,050.00	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	7	Nr	105.00	735.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	7	Nr	160.00	1,120.00	
	M&E			Carried to Summary £	2,900.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		30,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		35,000.00	
	Provisional allowance for unforeseen works arising	1	Item		30,000.00	
	RISK ITEMS			Carried to Summary £	95,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	2-116 Manaton Close					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				130,067.90	
B	ROOF REPAIRS				142,360.07	
C	WINDOW REPAIRS				66,498.16	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)				87,907.53	
E	FAÇADE & STRUCTURAL REPAIRS				55,206.21	
F	WALKWAYS & BALCONIES				146,200.33	
G	DECORATIONS				97,605.84	
H	RAINWATER GOODS				21,873.03	
I	FRA WORKS				243,050.00	

J	M&E				2,900.66	
K	RISK ITEMS				95,000.00	
2-116 Manaton Close		Carried to Section Summary			£	1,088,669.74

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>17-51 Manaton Close</p> <p>17-51 Manaton Close is stand-alone block accessed through a communal area, with the accommodation for being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E WALKWAYS & BALCONIES F DECORATIONS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	16	Item	33.16	530.52	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	16	Item	66.32	1,061.04	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	29,816.00	29,816.00	MAC Quote
	Weekly Inspections	14.0	Nr	200.00	2,800.00	
	Remove and refix satellite dish - Provisional	8	nr	86.21	689.68	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			35,195.65	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	16	Nr	750.00	12,000.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out replacement lead work to vents on roof All of the above:-	16	Item	1,000.00	16,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	16	lm	14.66	230.90	Historic Rate Tappesfield
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	63	lm	20.16	1,270.06	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	160	lm	49.94	7,990.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	97	lm	49.94	4,844.18	Historic Rate Tappesfield
	ROOF REPAIRS					
		Carried to Summary £			42,335.54	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	16	dwelling	280.00	4,480.00	Historic rates
	Renew trickle vent	16	Nr	19.00	304.00	Historic rates
	Renew handle	16	Nr	16.00	256.00	Historic rates
	Renew hinges	32	Nr	31.00	992.00	Historic rates
	Renew restrictor	16	Nr	14.52	232.32	Historic rates
	Renew tilt and turn top hinge	16	Nr	105.00	1,680.00	Historic rates
	Mastic renewal	16	Nr	200.00	3,200.00	Provisional Allowance
	Glazing replacement	16	Nr	200.00	3,200.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged spanish slates	16	Item	250.00	4,000.00	Provisional Allowance
	WINDOW REPAIRS					
		Carried to Summary £			18,344.32	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	148	m2	3.75	555.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					

Carry out visual survey & hammer test to all areas of concrete	148	m2	1.96	290.08	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	148	m2	1.82	269.36	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	25	nr	10.44	261.00	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	8	nr	20.56	164.48	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26	132.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83	158.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07	190.70	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72	237.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity)	20	nr	14.26	285.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	20	nr	26.03	520.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	20	nr	39.46	789.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	20	nr	51.56	1,031.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	20	nr	63.99	1,279.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	20	nr	82.56	1,651.20	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm. Not exceeding 0.01m2. (Provisional Quantity)	20	nr	20.64	412.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	20	nr	40.78	815.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	20	nr	64.16	1,283.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	20	nr	76.10	1,522.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	20	nr	93.50	1,870.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	20	nr	115.06	2,301.20	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinststate with Sika MonoTop 615 repair mortar	20	m	8.50	170.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.	5	m	35.00	175.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm	82	m2	26.69	2,188.58	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m	66	lm	26.69	1,761.54	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					

	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats	82	m2	8.32	682.24	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces exceeding 300mm girth	66	m	4.16	274.56	
	Surfaces not exceeding 300mm					
	Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
	Surfaces exceeding 300mm girth	82	m2	17.74	1,454.68	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	66	m	8.87	585.42	
	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	82	m2	15.09	1,237.38	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	66	m	7.55	497.97	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
	Carry out repairs to defective bricks using coloured mortars	40	nr	12.50	500.00	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	20	m2	35.00	700.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	30	nr	25.00	750.00	
	Areas less than 0.25 sqm/joints/perps	60	m	12.00	720.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	10	lm	80.00	800.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary	£	29,016.29
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL STAIRCASES					
	Remove existing vinyl & dispose in skip on site	190	m2	30.60	5,814.00	TP Group Quote
	Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis	190	m2	30.60	5,814.00	TP Group Quote
	supply and fix stair nosings	30	lm	47.40	1,422.00	TP Group Quote
	to prepare & coat upstands, skirtings & stringers	221	lm	19.10	4,221.10	TP Group Quote
	supply and lay new decorative resin floor coating to landings/half landings	177	m2	123.44	21,848.88	TP Group Quote
	supply and lay new decorative resin floor coating to treads & risers	13	m2	123.44	1,604.72	TP Group Quote

PRIVATE BALCONIES						
	Remove existing spartan tiles and dispose of in skip	120	m2	7.85	941.76	TP Group Quote
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	24	m2	33.84	812.16	TP Group Quote
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	12	nr	747.45	8,969.40	TP Group Quote
	Provisional allowance for asphalt repairs	12	Item	500.00	6,000.00	Provisional allowance
WALKWAYS & BALCONIES		Carried to Summary £			16,723.32	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	211	m2	23.13	4,880.43	Harmonised Rate + net BMI uplift (28.28%)
	Walls	462	m2	23.13	10,686.06	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	211	m2	24.37	5,142.07	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	462	m2	24.37	11,258.94	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Soffits		m2	19.23		Harmonised Rate
	Cladding		m2	19.23		Harmonised Rate
	Fascia	88	lm	9.62	846.56	Harmonised Rate
	Soffit		lm	19.23		Harmonised Rate
	Frame to Pb balustrade	398	lm	9.62	3,828.76	Harmonised Rate
	Brackets		lm	9.62		Harmonised Rate
	Flat entrance door and screen	14	m2	36.07	504.98	Harmonised Rate
	Frame		lm	9.62		Harmonised Rate
	Garage doors		m2	19.23		Harmonised Rate
	Frames	69	lm	9.62	663.78	Harmonised Rate
	cupboard door		m2	19.23		Harmonised Rate
	Frame		lm	9.62		Harmonised Rate
	Skirtings	251	lm	9.62	2,414.62	Harmonised Rate
	Stairwell Railings	14	m2	36.07	504.98	Harmonised Rate
	Beading	32	lm	9.62	307.84	Harmonised Rate
	Sill	21	lm	9.62	202.02	Harmonised Rate
	Balcony Door frames	52	lm	9.62	502.16	Harmonised Rate
	Roof & Service Hatches	11	m2	36.07	396.77	Harmonised Rate
	Electric Cupboard	18	no.	19.23	346.14	Harmonised Rate
	Fire/Service Doors	50	m2	36.07	1,803.50	Harmonised Rate
	Bargeboard	88	lm	9.62	846.56	Harmonised Rate
DECORATIONS		Carried to Summary £			45,136.17	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	63	lm	34.02	2,143.26	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	80	lm	22.39	1,791.20	Framework - Year 14 BMI Uplift 32.63%

RAINWATER GOODS			Carried to Summary		£	3,934.46	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS	
	FED's						
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,950.23		Gerda Rates	
			Nr	1,147.59		Gerda Rates	
			Nr	100.00			
	FRA						
	Provisional allowance for compartmentation works	1	Item		15,000.00	Provisional Allowance	
	LOFT SPACE WORKS						
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	6	Nr	500.00	3,000.00	Provisional Allowance	
	FRA WORKS						
			Carried to Summary		£	18,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS	
	COMMUNAL TESTING						
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%	
	TEMPORARY LIGHTING						
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00		
	Supply 3kva Transformer	1	Nr	95.00	95.00		
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00		
	Install 110v socket (fixed)	1	Nr	35.00	35.00		
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00		
	M&E						
			Carried to Summary		£	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS	
	Additional asbestos removal	1	Item		5,000.00		
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00		
	Provisional allowance for unforeseen works arising	1	Item		5,000.00		
	RISK ITEMS						
			Carried to Summary		£	15,000.00	
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS	

	17-51 Manaton Close				
	GENERALLY				0.00
A	ACCESS TO WORKS AT HEIGHT				35,195.65
B	ROOF REPAIRS				42,335.54
C	WINDOW REPAIRS				18,344.32
D	FAÇADE & STRUCTURAL REPAIRS				29,016.29
E	WALKWAYS & BALCONIES				16,723.32
F	DECORATIONS				45,136.17
G	RAINWATER GOODS				3,934.46
H	FRA WORKS				18,000.00
I	M&E				1,575.66
J	RISK ITEMS				15,000.00
	17-51 Manaton Close				
				Carried to Section Summary	£ 225,261.42

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>67-89 Manaton Close</p> <p>67-89 Manaton Close is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	23	Item	33.16	762.62	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	23	Item	66.32	1,525.25	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	30,167.00	30,167.00	MAC Quote
	Weekly Inspections	14.0	Nr	200.00	2,800.00	
	Remove and refix satellite dish - Provisional	12	nr	86.21	1,034.51	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					
				Carried to Summary	£ 36,587.80	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	23	Nr	750.00	17,250.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out replacement lead work to vents on roof All of the above:-	23	Item	1,000.00	23,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective asbestos soffit board	75	Item	14.66	1,095.84	
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	299	lm	20.16	6,027.77	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	230	lm	49.94	11,486.20	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	92	lm	49.94	4,594.48	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			63,454.28	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	23	dwellings	280.00	6,440.00	Historic rates
	Renew trickle vent	23	Nr	19.00	437.00	Historic rates
	Renew handle	23	Nr	16.00	368.00	Historic rates
	Renew hinges	46	Nr	31.00	1,426.00	Historic rates
	Renew restrictor	23	Nr	14.52	333.96	Historic rates
	Renew tilt and turn top hinge	23	Nr	105.00	2,415.00	Historic rates
	Mastic renewal	23	Item	200.00	4,600.00	Provisional Allowance
	Glazing replacement	23	Item	200.00	4,600.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged spanish slates	23	Item	250.00	5,750.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			26,369.96	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	181	m2	3.75	678.75	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	55	m2	1.96	107.80	Harmonised Rate + net BMI uplift (32.63%)

Carry out full cover meter survey to all areas of concrete	55	m2	1.82	100.10	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	0	nr	10.44	0.00	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	4	nr	20.56	82.24	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity)		nr	14.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64	103.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78	203.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16	320.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10	380.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50	467.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinststate with Sika MonoTop 615 repair mortar	15	m	8.50	127.50	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.	4	m	35.00	140.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm	56	m2	26.69	1,494.64	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m	126	lm	26.69	3,362.94	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					

London Borough of Southwark
 Bill Nr 9 - 67-89 Manaton

Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	55	m2	8.32	457.60	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	126	m	4.16	524.16		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	55	m2	17.74	975.70	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	126	m	8.87	1,117.62		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	55	m2	15.09	829.95	Harmonised Rate + net BMI uplift (32.63%)	

	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	126	m m2	7.55 15.09	950.67 0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
	Carry out repairs to defective bricks using coloured mortars	40	nr	12.50	500.00	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	20	m2	35.00	700.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	40	nr	25.00	1,000.00	
	Areas less than 0.25 sqm/joints/perps	50	m	12.00	600.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm	80.00	960.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS						
Carried to Summary £					18,687.37	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
PRIVATE BALCONIES						
	Remove existing spartan tiles and dispose of in skip	60	m2	7.85	470.88	TP Group Quote
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	12	m2	33.84	406.08	TP Group Quote
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	6	nr	1511.17	9,067.02	TP Group Quote
	Provisional allowance for asphalt repairs	6	Item	500.00	3,000.00	Provisional allowance
WALKWAYS & BALCONIES						
Carried to Summary £					0.00	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
	Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)						
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
General Decorations						
	Soffits		m2	19.23		Harmonised Rate
	Cladding		m2	19.23		Harmonised Rate
	Fascia	80	lm	9.62	769.60	Harmonised Rate
	Soffit Board	12	m2	19.23	230.76	Harmonised Rate
	Frame to Pb balustrade	82	lm	9.62	788.84	Harmonised Rate
	Brackets		lm	9.62		Harmonised Rate
	Flat entrance door		m2	36.07		Harmonised Rate
	Side screen		m2	36.07		Harmonised Rate
	Frame		lm	9.62		Harmonised Rate
	Garage doors	8	m2	19.23	153.84	Harmonised Rate
	Frames	12	lm	9.62	115.44	Harmonised Rate
	cupboard door	6	m2	19.23	115.38	Harmonised Rate
	Frames	52	lm	9.62	500.24	Harmonised Rate
	Binstore Doors	10	m2	36.07	360.70	Harmonised Rate
	Binstore Door Frames	5	lm	9.62	48.10	Harmonised Rate
	Electric Cupboards	12	no	19.23	230.76	Harmonised Rate
	RWP	45	lm	9.62	432.90	Harmonised Rate
	Metal Service Box	5	m2	9.62	48.10	Harmonised Rate
	Bargeboard	122	lm	9.62	1,173.64	Harmonised Rate

	Gable end fence Boxing in pipes	8 66	m2 m2	19.23 19.23	153.84 1,269.18	Harmonised Rate Harmonised Rate
DECORATIONS		Carried to Summary £			6,391.32	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, and the like	230	lm	34.02	7,824.60	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	138	lm	22.39	3,089.82	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS		Carried to Summary £			10,914.42	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,147.59		Gerda Rates
			Nr	100.00		Provisional Allowance
	FRA					
	Provisional allowance for compartmentation works	1	Item		10,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	7	Nr	1,000.00	7,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	3	Nr	500.00	1,500.00	Provisional Allowance
FRA WORKS		Carried to Summary £			18,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	

	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
M&E		Carried to Summary			£ 1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		7,500.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
RISK ITEMS		Carried to Summary			£ 22,500.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	67-89 Manaton Close					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				36,587.80	
B	ROOF REPAIRS				63,454.28	
C	WINDOW REPAIRS				26,369.96	
D	FAÇADE & STRUCTURAL REPAIRS				18,687.37	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				6,391.32	
G	RAINWATER GOODS				10,914.42	
H	FRA WORKS				18,500.00	
I	M&E				1,575.66	
J	RISK ITEMS				22,500.00	
67-89 Manaton Close		Carried to Section Summary			£ 204,980.81	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>1-203 Wivenhoe</p> <p>1-203 Wivenhoe Close Sheltered Housing Unit is a large block comprising a mixture of Sheltered Units.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW & DOOR WORKS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	102	Item	33.16	3,382.07	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	102	Item	66.32	6,764.13	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	253,462.00	253,462.00	MAC Quote
	Extra over for asbestos adapted scaffold	1.0	Item			Incl. MAC Quote
	Weekly Inspections	30.0	Nr	200.00	6,000.00	
	Remove and refix satellite dish - Provisional	51	nr	86.21	4,396.68	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					
				Carried to Summary £	274,303.30	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					

	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Replace ally valley Carry out repalcement lead work to vents on roof All of the above:-	36	Item	1,000.00	36,000.00	Provisional Allowance	
SOFFIT & FASCIA							
	Take down defective asbestos soffit board to roofline and balconies	1	Item		164,080.00	Phoenix Green Quote	
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	434	lm	20.16	8,749.34	Framework - Year 14 BMI Uplift 32.63%	
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	772	lm	49.94	38,553.68	Historic Rate Tappesfield	
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	338	lm	49.94	16,879.72	Historic Rate Tappesfield	
ROOF REPAIRS		Carried to Summary			£	264,262.74	
C	WINDOW & DOOR WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS	
	WINDOW REPAIRS - Provisional Qty's						
	Clean, ease and adjust windows	71	dwelling	280.00	19,880.00	Historic rates	
	Renew trickle vent	71	Nr	19.00	1,349.00	Historic rates	
	Renew handle	71	Nr	16.00	1,136.00	Historic rates	
	Renew hinges	142	Nr	31.00	4,402.00	Historic rates	
	Renew restrictor	71	Nr	14.52	1,030.92	Historic rates	
	Renew tilt and turn top hinge	71	Nr	105.00	7,455.00	Historic rates	
	Mastic renewal	71	Item	200.00	14,200.00	Provisional Allowance	
	Glazing replacement	71	Item	200.00	14,200.00	Provisional Allowance	
COMMUNAL WINDOW REPAIRS							
	Provisional allowance to overhaul communal windows	60	Nr	75.00	4,500.00	Provisional Allowance	
CLADDING							
	Provisional allowance for repairs to isolated damaged slates	71	Item	250.00	17,750.00	Provisional Allowance	
BIRD SPIKES							
	Supply and fit fire rated bird spikes to windows	284	nr	50.00	14,200.00	Provisional Allowance	
WINDOW & DOOR WORKS		Carried to Summary			£	100,102.92	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS	
	To be agreed with Client subject to further consultation						
	COMMUNAL DOORSETS						
	Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.	1	Item		96,780.96	Silk & Mackman Quote	
COMMUNAL DOORS (PROVISIONAL ALLOWANCE)		Carried to Summary			£	96,780.96	

E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	615	m2	3.75	2,306.25	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	615	m2	1.96	1,205.40	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	615	m2	1.82	1,119.30	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	205	nr	10.44	2,140.20	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	5	nr	20.56	102.80	Harmonised Rate + net BMI uplift (32.63%)
	Concrete Repairs - Please note all quantities are provisional					
	Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)	10	nr	8.12	81.20	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70	87.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94	109.40	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84	148.40	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21	232.10	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26	132.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83	158.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07	190.70	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72	237.20	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity)	200	nr	14.26	2,852.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	350	nr	26.03	9,110.50	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	30	nr	39.46	1,183.80	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	30	nr	51.56	1,546.80	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	30	nr	63.99	1,919.70	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	30	nr	82.56	2,476.80	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm. Not exceeding 0.01m2. (Provisional Quantity)	10	nr	20.64	206.40	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	40.78	407.80	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16	641.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10	761.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50	935.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06	1,150.60	Harmonised Rate + net BMI uplift (32.63%)
	Hairline Cracks					
	Grind out cracks 10mm wide, depth not exceeding 10mm. Reinststate with Sika MonoTop 615 repair mortar	100	m	8.50	850.00	Historic rate - Juniper House

To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth	589	m2	8.32	4,900.48	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	26	m	4.16	108.16	
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
Surfaces exceeding 300mm girth	589	m2	17.74	10,448.86	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	26	m	8.87	230.62	
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)

	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces	589	m2	15.09	8,888.01	Harmonised Rate + net BMI uplift (32.63%)	
	Surfaces exceeding 300mm girth	26	m	7.55	196.17		
	Surfaces not exceeding 300mm						
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS							
	Carry out repairs to defective bricks using coloured mortars	255	nr	12.50	3,187.50	Historic rate - Juniper House	
	Rake out and repoint defective pointing						
	Areas >0.5 sqm	115	m2	35.00	4,025.00	Historic rate - Carterscroft	
	Areas 0-25-0.5 sqm	175	nr	25.00	4,375.00		
	Areas less than 0.25 sqm/joints/perps	290	m	12.00	3,480.00		
	Helical bar across cracking brickwork. Generally to every 3rd course.	60	lm	80.00	4,800.00	Historic rate - Carterscroft	
BIRD NETTING							
	Supply and fit fire rated bird netting to private balcony areas	52	nr	276.60	14,383.20	Historic rate - Brookstone	
FAÇADE & STRUCTURAL REPAIRS							
					Carried to Summary £	92,211.95	
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS	
COMMUNAL STAIRCASES							
	Remove existing vinyl & dispose in skip on site	378	m2	30.60	11,566.80	TP Group Quote	
	Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis	378	m2	30.60	11,566.80	TP Group Quote	
	supply and fix stair nosings	192	lm	47.40	9,100.80	TP Group Quote	
	to prepare & coat upstands, skirtings & stringers	576	lm	19.10	11,001.60	TP Group Quote	
	supply and lay new decorative resin floor coating to landings/half landings	297	m2	123.44	36,661.68	TP Group Quote	
	supply and lay new decorative resin floor coating to treads & risers	81	m2	123.44	9,998.64	TP Group Quote	
PRIVATE BALCONIES							
	Remove existing asbestos promenade tiles and dispose of in skip	187	m2	84.00	15,708.00	Phoenix Green Quote	
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	37	m2	33.84	1,265.62	TP Group Quote	
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	52	nr	1511.17	78,580.84	TP Group Quote	
	Provisional allowance for asphalt repairs	52	Item	500.00	26,000.00	Provisional allowance	
WALKWAYS & BALCONIES							
					Carried to Summary £	211,450.78	
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS	
PREVIOUSLY PAINTED SURFACES							
	Prepare and redecorate previously decorated surfaces within communal areas						
	TOR (Preparation and Painting)						
	Ceilings	1178	m2	23.13	27,247.14	Harmonised Rate + net BMI uplift (28.28%)	
	Walls	3409	m2	23.13	78,850.17	Harmonised Rate + net BMI uplift (28.28%)	
	Strip ceiling surfaces	1178	m2	24.37	28,707.86	Harmonised Rate + net BMI uplift (28.28%)	
	Strip wall surfaces	3409	m2	24.37	83,077.33	Harmonised Rate + net BMI uplift (28.28%)	
	General Decorations						
	Balustrade	139	m2	19.23	2,672.97	Harmonised Rate	
	Doors	72	m2	9.62	692.64	Harmonised Rate	

	Cupboards	70	m2	19.23	1,346.10	Harmonised Rate
	Windows	18	m	9.62	173.16	Harmonised Rate
	Frame/cills	390	m	9.62	3,751.80	Harmonised Rate
	Entrance door and screen	50	m2	19.23	961.50	Harmonised Rate
	meter cupboards	104	m2	19.23	1,999.92	Harmonised Rate
	Skirtings	1475	m	9.62	14,189.50	Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		m	9.62	0.00	Harmonised Rate
	soffit		m	9.62	0.00	Harmonised Rate
	Frame to Pb balustrade	420	m	9.62	4,040.40	Harmonised Rate
	Brackets	98	m	9.62	942.76	Harmonised Rate
	Louvre doors	20	m2	9.62	192.40	Harmonised Rate
	Small rail	75	m	9.62	721.50	Harmonised Rate
	Security grill	34	m2	19.23	653.82	Harmonised Rate
	Doors	9	m2	19.23	173.07	Harmonised Rate
	Frame	45	m	9.62	432.90	Harmonised Rate
	Entrance door and screen	50	m2	19.23	961.50	Harmonised Rate
DECORATIONS		Carried to Summary			£ 251,942.28	
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	434	lm	34.02	14,764.50	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	399	lm	38.58	15,394.24	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS		Carried to Summary			£ 30,158.75	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.	1	Nr	1,950.23	1,950.23	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	1	Nr	100.00	100.00	Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		15,000.00	Provisional Allowance
	Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and second floor corridors, x41 doors in total. Door stops are required to be 25mm thick timber. Install top door stop to the first floor electrical intake room located next to the stair at the rear of the building in the corridor which houses flats 95-101.	50	Nr	50.00	2,500.00	Provisional Allowance
	Item 7.7.13.1 Provide dwelling location signage within the ground floor main entrance lobby leading to stairwell 5, located to the right hand (west) side of the building and on each upper floor landing of said stairwell.	1	Nr	50.00	50.00	Provisional Allowance

	Item 7.4.2.1 The electrical intake located within the first floor corridor housing flats 141-155, the cupboard next to it, housing electrical meters and second floor stairwell door, providing access to flats 189-203, on corridor side of door, are required to have a 'fire door keep locked' sign installed, x3 doors in total.	3	Nr	50.00	150.00	Provisional Allowance
	Item 7.4.1.4 signage	10	Nr	50.00	500.00	Provisional Allowance
	Item 7.4.1.3 signage	15	Nr	50.00	750.00	Provisional Allowance
	Item 7.4.1.2 signage	18	Nr	50.00	900.00	Provisional Allowance
	Item 7.4.1.1 signage	20	Nr	50.00	1,000.00	Provisional Allowance
	Item 7.2.4.2 & 7.1.3.3 & 7.1.3.2 The rear of building staircase (base of 'U' shape), door at ground floor level leading into the sheltered housing unit has a damaged transom area and is required to be repaired to provide 30 minutes fire resistance. The second floor stairwell door transom area, to the same staircase, is wood and is required to be replaced with boarding which is 30 minutes fire resistant, x2 areas in total.	1	item		1,500.00	Provisional Allowance
	Item 7.2.4.1 Replace the electrical meter housings with housing (and viewing panels) which will provide 30 minutes fire resistance	70	Nr	400.00	28,000.00	Provisional Allowance
	Renew timber communal loft hatches with fire rated hatches	21	Nr	1,500.00	31,500.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		76,657.74	Phoenix Green Quote
	Provisional allowance for compartmentation to garages	10	Item	1,000.00	10,000.00	Phoenix Green Quote
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	36	Nr	500.00	18,000.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary	£ 188,557.97	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	25	Nr	105.00	2,625.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	25	Nr	160.00	4,000.00	
	M&E					
				Carried to Summary	£ 7,670.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Asbestos removal	1	Item		30,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		25,000.00	

	Provisional allowance for unforeseen works arising	1	Item		25,000.00	
RISK ITEMS					Carried to Summary	£ 80,000.00
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	1-203 Wivenhoe					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				274,303.30	
B	ROOF REPAIRS				264,262.74	
C	WINDOW & DOOR WORKS				100,102.92	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)				96,780.96	
E	FAÇADE & STRUCTURAL REPAIRS				92,211.95	
F	WALKWAYS & BALCONIES				211,450.78	
G	DECORATIONS				251,942.28	
H	RAINWATER GOODS				30,158.75	
I	FRA WORKS				188,557.97	
J	M&E				7,670.66	
K	RISK ITEMS				80,000.00	
	1-203 Wivenhoe				Carried to Section Summary	£ 1,597,442.30

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	1-203 Wivenhoe SHU 1-203 Wivenhoe Close Sheltered Housing Unit is a large block comprising a mixture of Sheltered Units. GENERALLY The works in this section comprise the following:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	ACCESS TO WORKS AT HEIGHT					
				Carried to Summary	£ 0.00	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	ROOF REPAIRS					
				Carried to Summary	£ 0.00	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	31	dwellings	280.00	8,680.00	Historic rates
	Renew trickle vent	31	Nr	19.00	589.00	Historic rates
	Renew handle	31	Nr	16.00	496.00	Historic rates
	Renew hinges	62	Nr	31.00	1,922.00	Historic rates
	Renew restrictor	31	Nr	14.52	450.12	Historic rates
	Mastic renewal	31	Item	200.00	6,200.00	Provisional Allowance
	Glazing replacement	31	Item	200.00	6,200.00	Provisional Allowance
	COMMUNAL WINDOW REPAIRS					
	Provisional allowance to overhaul communal windows	20	Nr	75.00	1,500.00	
	WINDOW REPAIRS					
				Carried to Summary	£ 26,037.12	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FAÇADE & STRUCTURAL REPAIRS					
				Carried to Summary	£ 0.00	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL FLOORING					

	Remove existing vinyl & dispose in skip on site	126	m2	30.6	3,855.60	TP Group Quote
	Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis	126	m2	30.6	3,855.60	TP Group Quote
	supply and fix stair nosings	64	lm	47.4	3,033.60	TP Group Quote
	to prepare & coat upstands, skirtings & stringers	192	lm	19.1	3,667.20	TP Group Quote
	supply and lay new decorative resin floor coating to landings/half landings	99	m2	123.44	12,220.56	TP Group Quote
	supply and lay new decorative resin floor coating to treads & risers	27	m2	123.44	3,332.88	TP Group Quote
WALKWAYS & BALCONIES		Carried to Summary			£ 29,965.44	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	50	m2	23.13	1,156.50	Harmonised Rate + net BMI uplift (28.28%)
	Walls	220	m2	23.13	5,088.60	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	50	m2	24.37	1,218.50	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	220	m2	24.37	5,361.40	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Skirtings	115	m	9.62	1,106.30	Harmonised Rate
DECORATIONS		Carried to Summary			£ 13,931.30	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	RAINWATER GOODS					
		Carried to Summary			£ 0.00	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for compartmentation works to communal areas	1	Item		30,000.00	Provisional Allowance
FRA WORKS		Carried to Summary			£ 30,000.00	
I	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
RISK ITEMS		Carried to Summary			£	

		Carried to Summary £			10,000.00	
SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS	
1-203 Wivenhoe SHU						
GENERALLY				0.00		
A ACCESS TO WORKS AT HEIGHT				0.00		
B ROOF REPAIRS				0.00		
C WINDOW REPAIRS				26,037.12		
D FAÇADE & STRUCTURAL REPAIRS				0.00		
E WALKWAYS & BALCONIES				29,965.44		
F DECORATIONS				13,931.30		
G RAINWATER GOODS				0.00		
H FRA WORKS				30,000.00		
i RISK ITEMS				10,000.00		
1-203 Wivenhoe SHU			Carried to Section Summary £	109,933.86		

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>2-52 Wivenhoe Close</p> <p>2-52 Wivenhoe Close is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	26	Item	33.16	862.10	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	26	Item	66.32	1,724.19	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		90,000.00	MAC Quote
	Extra over for asbestos adapted scaffold	1.0	Item			Incl. MAC Quote
	Weekly Inspections	16.0	Nr	200.00	3,200.00	
	Remove and refix satellite dish - Provisional	13	nr	86.21	1,120.72	Framework - Year 14 BMI Uplift 32.63%

ACCESS TO WORKS AT HEIGHT		Carried to Summary £			97,205.43	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	26	Nr	750.00	19,500.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	26	Item	1,000.00	26,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	1	Item		30,600.00	Phoenix Green Quote
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	188	lm	20.16	3,790.03	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	248	lm	49.94	12,385.12	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	60	lm	49.94	2,996.40	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			95,271.55	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	26	dwellings	280.00	7280.00	Historic rates
	Renew trickle vent	26	Nr	19.00	494.00	Historic rates
	Renew handle	26	Nr	16.00	416.00	Historic rates
	Renew hinges	52	Nr	31.00	1612.00	Historic rates
	Renew restrictor	26	Nr	14.52	377.52	Historic rates
	Renew tilt and turn top hinge	26	Nr	105.00	2,730.00	Historic rates
	Mastic renewal	26	Item	200.00	5,200.00	Provisional Allowance
	Glazing replacement	26	Item	200.00	5,200.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	26	Item	250.00	6,500.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			29,809.52	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	262	m2	3.75	982.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					

Carry out visual survey & hammer test to all areas of concrete	262	m2	1.96	513.52	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	262	m2	1.82	476.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	786	nr	10.44	8,205.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26	132.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83	158.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07	190.70	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72	237.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	14.26	142.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03	260.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstated with Sika MonoTop 615 repair mortar	20	m	8.50	170.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.	20	m	35.00	700.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)

Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	150	m2	8.32	1,248.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	110	m	4.16	457.60		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	150	m2	17.74	2,661.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	112	m	8.87	993.44		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	150	m2	15.09	2,263.50	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	112	m	7.55	845.04		
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks using coloured mortars						
	150	nr	12.50	1,875.00	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	10	m2	35.00	350.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	20	nr	25.00	500.00		
Areas less than 0.25 sqm/joints/perps	50	m	12.00	600.00		
Helical bar across cracking brickwork. Generally to every 3rd course.						
	20	lm	80.00	1,600.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary £	28,479.00	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
PRIVATE BALCONIES						
Remove existing asbestos promenade tiles and dispose of in skip						
	100	m2	84.00	8,400.00	Phoenix Green Quote	
Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles						
	20	m2	33.84	676.80	TP Group Quote	
Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 10.23m2						
	6	nr	1511.17	9,067.02	TP Group Quote	
Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 15m2						
	4	nr	2215.62	8,862.48	TP Group Quote	
Provisional allowance for asphalt repairs						
	10	Item	500.00	5,000.00	Provisional allowance	
WALKWAYS & BALCONIES						
				Carried to Summary £	32,006.30	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
Prepare and redecorate previously decorated surfaces within communal areas						
TOR (Preparation and Painting)						
Ceilings						
		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
Walls						
		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
Strip ceiling surfaces						
		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
Strip wall surfaces						
		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	

	General Decorations					
	Cladding	12	m2	19.23	230.76	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame/posts to Pb balustrade	1302	m	9.62	12,525.24	Harmonised Rate
	Rwp	82	m	9.62	788.84	Harmonised Rate
	Small rail	15	m	9.62	144.30	Harmonised Rate
	Ceilings to ground floor flats	362	m2	19.23	6,961.26	Harmonised Rate
	Doors	20	m2	19.23	384.60	Harmonised Rate
	Frame	50	m	9.62	481.00	Harmonised Rate
	Meter cupboards	24	no	19.23	461.52	Harmonised Rate
	DECORATIONS					
				Carried to Summary	£ 21,977.52	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, and the like	188	lm	34.02	6,395.68	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	137	lm	38.58	5,285.74	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS					
				Carried to Summary	£ 11,681.43	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.	3	Nr	1,950.23	5,850.69	Gerda Rates
	FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide	3	Nr	1,147.59	3,442.77	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	3	Nr	100.00	300.00	Provisional Allowance
	FRA					
	Provisional allowance for compartmentation works	1	Item		10,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	8	Nr	1,000.00	8,000.00	Provisional Allowance
	Issue 7.4.2.1 Install a 'fire door keep locked shut' sign to the heating riser cupboards wooden doors (x7) and to the metal electrical intake doors (x1), x8 doors in total.	8	Nr	50.00	400.00	Provisional Allowance
	Issue 7.4.3.1 A fire action notice is required to be installed to the left hand side of the building, install on the external wall to the right hand side of the door providing access to flats 72-82, located to the left of 52.	1	Nr	50.00	50.00	Provisional Allowance
	Issue 7.4.4.1 Install no smoking sign on the ground floor at the entrance points at either entrance end of the building undercroft area, preferably next to the fire action notices.	1	Nr	50.00	50.00	Provisional Allowance

	Issue 7.8.1.2 Install an intumescent cat flap to the maisonette entry door to maisonette 52, x1 in total.	1	Item		100.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	26	Nr	500.00	13,000.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary	£ 41,193.46	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	4	Nr	105.00	420.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	4	Nr	160.00	640.00	
	M&E					
				Carried to Summary	£ 2,105.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		10,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	RISK ITEMS					
				Carried to Summary	£ 25,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	2-52 Wivenhoe Close					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				97,205.43	
B	ROOF REPAIRS				95,271.55	
C	WINDOW REPAIRS				29,809.52	
D	FAÇADE & STRUCTURAL REPAIRS				28,479.00	
E	WALKWAYS & BALCONIES				32,006.30	
F	DECORATIONS				21,977.52	
G	RAINWATER GOODS				11,681.43	
H	FRA WORKS				41,193.46	

I	M&E				2,105.66	
J	RISK ITEMS				25,000.00	
2-52 Wivenhoe Close		Carried to Section Summary			£	384,729.87

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>54-82 Wivenhoe</p> <p>54-82 Wivenhoe Close is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	15	Item	33.16	497.36	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	15	Item	66.32	994.73	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	36,241.00	36,241.00	MAC Quote
	Weekly Inspections	20.0	Nr	200.00	4,000.00	
	Remove and refix satellite dish - Provisional	7.50	nr	86.21	646.57	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					
				Carried to Summary £	42,678.08	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	6	Nr	750.00	4,500.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Replace ally valley Carry out repalcement lead work to vents on roof All of the above:-	15	Item	1,000.00	15,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	26	lm	14.66	373.83	Historic Rate Tappesfield
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	102	lm	20.16	2,056.30	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	140	lm	49.94	6,991.60	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	20	lm	49.94	998.80	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			29,920.53	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	15	dwellings	280.00	4,200.00	Historic rates
	Renew trickle vent	15	Nr	19.00	285.00	Historic rates
	Renew handle	15	Nr	16.00	240.00	Historic rates
	Renew hinges	30	Nr	31.00	930.00	Historic rates
	Renew restrictor	15	Nr	14.52	217.80	Historic rates
	Renew tilt and turn top hinge	15	Nr	105.00	1,575.00	Historic rates
	Mastic renewal	15	Item	200.00	3,000.00	Provisional Allowance
	Glazing replacement	15	Item	200.00	3,000.00	Provisional Allowance
	COMMUNAL WINDOW REPAIRS					
	Provisional allowance to overhaul communal windows	15	Nr	75.00	1,125.00	
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	15	Item	250.00	3,750.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			18,322.80	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					

Jet washing existing concrete	171	m2	3.75	641.25	Harmonised Rate + net BMI uplift (32.63%)
Survey					
Carry out visual survey & hammer test to all areas of concrete	171	m2	1.96	335.16	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	171	m2	1.82	311.22	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	57	nr	10.44	595.08	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)	10	nr	8.12	81.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70	87.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94	109.40	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84	148.40	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21	232.10	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26	132.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83	158.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07	190.70	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72	237.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity)	50	nr	14.26	713.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	75	nr	26.03	1,952.25	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm. Not exceeding 0.01m2. (Provisional Quantity)	10	nr	20.64	206.40	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	40.78	407.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16	641.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10	761.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50	935.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06	1,150.60	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstatate with Sika MonoTop 615 repair mortar	30	m	8.50	255.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm 2/Lin.m	Im	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
--------------------------------------	----	-------	------	---

Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	130	m2	8.32	1,081.60	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	41	m	4.16	170.56		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	130	m2	17.74	2,306.20	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	41	m	8.87	363.67		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	130	m2	15.09	1,961.70	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	41	m	7.55	309.35		
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks using coloured mortars	100	nr	12.50	1,250.00	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	60	m2	35.00	2,100.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	115	nr	25.00	2,875.00		
Areas less than 0.25 sqm/joints/perps	115	m	12.00	1,380.00		
Helical bar across cracking brickwork. Generally to every 3rd course.	25	lm	80.00	2,000.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary	£	29,393.26
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL STAIRCASES						
Remove existing vinyl & dispose in skip on site	126	m2	30.6	3,855.60	TP Group Quote	
Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis	126	m2	30.6	3,855.60	TP Group Quote	
supply and fix stair nosings	64	lm	47.4	3,033.60	TP Group Quote	
to prepare & coat upstands, skirtings & stringers	192	lm	19.1	3,667.20	TP Group Quote	
supply and lay new decorative resin floor coating to landings/half landings	99	m2	123.44	12,220.56	TP Group Quote	
supply and lay new decorative resin floor coating to treads & risers	27	m2	123.44	3,332.88	TP Group Quote	
PRIVATE BALCONIES						
Remove existing spartan tiles and dispose of in skip	48	m2	7.84	376.32	TP Group Quote	
Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	10	m2	33.84	324.86	TP Group Quote	
Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	9	nr	779.52	7,015.68	TP Group Quote	
Provisional allowance for asphalt repairs	9	Item	500.00	4,500.00	Provisional allowance	
WALKWAYS & BALCONIES						
				Carried to Summary	£	42,182.30
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
Prepare and redecorate previously decorated surfaces within communal areas						

	TOR (Preparation and Painting)					
	Ceilings	150	m2	23.13	3,469.50	Harmonised Rate + net BMI uplift (28.28%)
	Walls	503	m2	23.13	11,634.39	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	150	m2	24.37	3,655.50	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	503	m2	24.37	12,258.11	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Doors	16	m2	19.23	311.53	Harmonised Rate
	Cupboards	7	m2	19.23	138.46	Harmonised Rate
	Windows	4	m2	36.07	129.85	Harmonised Rate
	Frame/cills	72	m	9.62	692.64	Harmonised Rate
	Skirtings	228	m	9.62	2,193.36	Harmonised Rate
	Fascia		m	9.62	0.00	Harmonised Rate
	soffit		m	9.62	0.00	Harmonised Rate
	Frame to Pb balustrade	56	m	9.62	538.72	Harmonised Rate
	Brackets	28	m	9.62	269.36	Harmonised Rate
	Boarded soffit		m2	19.23	0.00	Harmonised Rate
	Frames	12	m	9.62	115.44	Harmonised Rate
	Doors	7	m2	19.23	138.46	Harmonised Rate
	Frame	20	m	9.62	192.40	Harmonised Rate
	Windows	2	m2	36.07	86.57	Harmonised Rate
	DECORATIONS					
				Carried to Summary	£ 35,824.28	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	102	lm	34.02	3,470.00	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	103	lm	38.58	3,973.95	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS					
				Carried to Summary	£ 7,443.95	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	FRA					
	Item 7.1.1.1 Provide fire stopping to the main entrance first floor riser ceiling/floor area of second floor electrical fuseboard intake, area to be firestopped is towards the rear wall where metal trunking and seven black metal conduits pass through the ceiling/floor area and is approximately 13cm x 130cm in size and can be firestopped using sand and cement throughout its depth, x1 area in total.	1	Item		100.00	Provisional Allowance

	Item 7.1.3.1 Replace all ducting installed between the bathroom extract units and the fixed metal flues installed within the communal heating cupboards and all those which connect internally of the building to a fixed metal flue. Connecting ducting is required to be fire resistant or install intumescent collars should be installed	1	Item			See Internals Tab
	Item 7.2.4.1 Upgrade the second floor electrical meter housings so that they provide 30 minutes fire resistance, electrical meter housings for flats 72-82, x6 in total. Please note that when replaced residents are to be reminded that the electrical meter housings are required to be kept locked.	6	Nr	350.00	2,100.00	Provisional Allowance
	Item 7.2.7.1 Remove the metal security gates across the maisonette entry doors to maisonettes 58 & 60, x2 in total. Please note this should only be carried out once 'secured by design' doors have been installed.	2	Nr	167.97	335.94	Gerda Rates
	Item 7.2.9.1 Install a cross corridor door inbetween flats 76 & 78, door to be installed to be a FD30S SC door.	1	Item		5,000.00	Provisional Allowance
	Item 7.4.2.1 Install a 'fire door keep locked shut' sign to the heating riser cupboards wooden doors (x3), the first floor riser door located off the main entrance staircase and to the first floor wooden electrical intake fuseboard door (x1), x5 doors in total.	5	Nr	50.00	250.00	Provisional Allowance
	Item 7.4.2.2 Install a 'fire door keep closed' sign to the two second floor stairwell doors and to the bin room lobby doors, x6 doors in total.	6	Nr	50.00	300.00	Provisional Allowance
	Provisional allowance for additional FRA works	1	Item		3,000.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		5,130.00	Phoenix Green Quote
	LOFT SPACE WORKS					
	Supply and fit firehalt fire barrier (30-minute FR) on party wall lines Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over to board out over timber joists to create a safe working platform; 1.2m either side of each fire curtain Extra over for pre-liminaries in association with the above; non-working supervisor & Certification. Provisional allowance for compartmentation to roof spaces	6	Item	10,000.00	60,000.00	Provisional Allowance, No access
	FRA WORKS					
				Carried to Summary	£ 76,215.94	
i	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	3	Nr	105.00	315.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	3	Nr	160.00	480.00	
	M&E					
				Carried to Summary	£ 1,840.66	
j	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS

	Additional asbestos removal	1	Item		10,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		10,000.00	
RISK ITEMS					Carried to Summary	£ 30,000.00
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
54-82 Wivenhoe						
GENERALLY					0.00	
A	ACCESS TO WORKS AT HEIGHT				42,678.08	
B	ROOF REPAIRS				29,920.53	
C	WINDOW REPAIRS				18,322.80	
D	FAÇADE & STRUCTURAL REPAIRS				29,393.26	
E	WALKWAYS & BALCONIES				42,182.30	
F	DECORATIONS				35,824.28	
G	RAINWATER GOODS				7,443.95	
H	FRA WORKS				76,215.94	
I	M&E				1,840.66	
I	RISK ITEMS				30,000.00	
54-82 Wivenhoe					Carried to Section Summary	£ 313,821.79

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>84-100 Wivenhoe Close</p> <p>84-100 Wivenhoe Close is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	9	Item	33.16	298.42	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	9	Item	66.32	596.84	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		84,759.00	MAC Quote
	Extra over for asbestos adapted scaffold	1.0	Item			Incl. MAC Quote
	Weekly Inspections	12.0	Nr	200.00	2,400.00	
	Remove and refix satellite dish - Provisional	5	nr	86.21	387.94	Framework - Year 14 BMI Uplift 32.63%

ACCESS TO WORKS AT HEIGHT		Carried to Summary £			88,740.61	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	9	Nr	750.00	6,750.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Replace ally ridge detail Carry out repalcement lead work to vents on roof <u>All of the above:-</u>	9	Item	1,000.00	9,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	1	Item		24,480.00	Phoenix Green Quote
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	106	Im	20.16	2,136.93	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	162	Im	49.94	8,090.28	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	63	Im	49.94	3,146.22	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			53,603.43	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	9	dwellings	280.00	2520.00	Historic rates
	Renew trickle vent	9	Nr	19.00	171.00	Historic rates
	Renew handle	9	Nr	16.00	144.00	Historic rates
	Renew hinges	18	Nr	31.00	558.00	Historic rates
	Renew restrictor	9	Nr	14.52	130.68	Historic rates
	Renew tilt and turn top hinge	9	Nr	105.00	945.00	Historic rates
	Mastic renewal	9	Item	200.00	1,800.00	Provisional Allowance
	Glazing replacement	9	Item	200.00	1,800.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	9	Item	250.00	2,250.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			10,318.68	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	107	m2	3.75	401.25	Harmonised Rate + net BMI uplift (32.63%)

Survey

Carry out visual survey & hammer test to all areas of concrete	107	m2	1.96	209.72	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	107	m2	1.82	194.74	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	36	nr	10.44	372.36	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)

Concrete Repairs - Please note all quantities are provisional

Cut out and repair concrete in patches to small areas, depth not exceeding 10mm

Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)

Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.

Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26	132.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83	158.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07	190.70	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72	237.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)

Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.

Not exceeding 0.01m2. (Provisional Quantity)	10	nr	14.26	142.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03	260.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (32.63%)

Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.

Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)

Hairline Cracks

Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstat with Sika MonoTop 615 repair mortar

10	m	8.50	85.00	Historic rate - Juniper House
----	---	------	-------	-------------------------------

To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.

10	m	35.00	350.00	Star rate
----	---	-------	--------	-----------

Corrosion Inhibitor

Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)

Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)

Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	90	m2	8.32	748.80	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	17	m	4.16	70.72		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	90	m2	17.74	1,596.60	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	17	m	8.87	150.79		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	90	m2	15.09	1,358.10	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	17	m	7.55	128.27		
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks using coloured mortars						
	150	nr	12.50	1,875.00	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	10	m2	35.00	350.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	20	nr	25.00	500.00		
Areas less than 0.25 sqm/joints/perps	50	m	12.00	600.00		
Helical bar across cracking brickwork. Generally to every 3rd course.						
	20	lm	80.00	1,600.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary £	14,628.07	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
PRIVATE BALCONIES						
Remove existing asbestos promenade tiles and dispose of in skip						
	70	m2	84.00	5,880.00	Phoenix Green Quote	
Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles						
	14	m2	33.84	473.76	TP Group Quote	
Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies						
	7	nr	1511.17	10,578.19	TP Group Quote	
Provisional allowance for asphalt repairs						
	7	Item	500.00	3,500.00	Provisional allowance	
WALKWAYS & BALCONIES						
				Carried to Summary £	20,431.95	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
Prepare and redecorate previously decorated surfaces within communal areas						
TOR (Preparation and Painting)						
Ceilings						
		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
Walls						
		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
Strip ceiling surfaces						
		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
Strip wall surfaces						
		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
General Decorations						

	Cladding	12	m2	19.23	230.76	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame/posts to Pb balustrade	1302	m	9.62	12,525.24	Harmonised Rate
	Rwp	82	m	9.62	788.84	Harmonised Rate
	Small rail	15	m	9.62	144.30	Harmonised Rate
	Ceilings to ground floor flats	362	m2	19.23	6,961.26	Harmonised Rate
	Doors	20	m2	19.23	384.60	Harmonised Rate
	Frame	50	m	9.62	481.00	Harmonised Rate
	Meter cupboards	24	no	19.23	461.52	Harmonised Rate
DECORATIONS		Carried to Summary			£ 21,977.52	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, and the like	106	lm	34.02	3,606.08	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	64	lm	38.58	2,469.25	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS		Carried to Summary			£ 6,075.33	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.	3	Nr	1,950.23	5,850.69	Gerda Rates
	FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide	3	Nr	1,147.59	3,442.77	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	3	Nr	100.00	300.00	Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	Issue 7.4.2.1 Provide and fit a 'Fire Door Keep Locked' sign on the electrical intake cupboard door (timber), situated across from 96, x1 in total.	1	Nr	50.00	50.00	Provisional Allowance
	Issue 7.4.3.1 Install a 'fire action notice' within the two end of building entrances to the undercroft areas of the building, x2 in total.	2	Nr	50.00	100.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	9	Nr	500.00	4,500.00	Provisional Allowance
FRA WORKS		Carried to Summary			£ 16,243.46	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS

COMMUNAL TESTING						
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
TEMPORARY LIGHTING						
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
M&E		Carried to Summary			£ 1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
RISK ITEMS		Carried to Summary			£ 15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	84-100 Wivenhoe Close					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				88,740.61	
B	ROOF REPAIRS				53,603.43	
C	WINDOW REPAIRS				10,318.68	
D	FAÇADE & STRUCTURAL REPAIRS				14,628.07	
E	WALKWAYS & BALCONIES				20,431.95	
F	DECORATIONS				21,977.52	
G	RAINWATER GOODS				6,075.33	
H	FRA WORKS				16,243.46	
I	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
84-100 Wivenhoe Close		Carried to Section Summary			£ 248,594.71	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>102-128 Wivenhoe</p> <p>102-128 Wivenhoe Close is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	14	Item	33.16	464.21	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	14	Item	66.32	928.41	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	45,471.00	45,471.00	MAC Quote
	Weekly Inspections	19.0	Nr	200.00	3,800.00	
	Remove and refix satellite dish - Provisional	7	nr	86.21	603.47	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT			Carried to Summary	£ 51,565.50	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	14	Nr	750.00	10,500.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out replacement lead work to vents on roof All of the above:-	14	nr	1,000.00	14,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	30	lm	14.66	439.80	Historic Rate Tappesfield
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	120	lm	20.16	2,419.17	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	170	lm	49.94	8,489.80	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	50	lm	49.94	2,497.00	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			38,345.77	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	14	dwellings	280.00	3920.00	Historic rates
	Renew trickle vent	14	Nr	19.00	266.00	Historic rates
	Renew handle	14	Nr	16.00	224.00	Historic rates
	Renew hinges	28	Nr	31.00	868.00	Historic rates
	Renew restrictor	14	Nr	14.52	203.28	Historic rates
	Renew tilt and turn top hinge	14	Nr	105.00	1,470.00	Historic rates
	Mastic renewal	14	Item	200.00	2,800.00	Provisional Allowance
	Glazing replacement	14	Item	200.00	2,800.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	14	Item	250.00	3,500.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			16,051.28	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	103	m2	3.75	386.25	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	103	m2	1.96	201.88	Harmonised Rate + net BMI uplift (32.63%)

Carry out full cover meter survey to all areas of concrete	103	m2	1.82	187.46	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	34	nr	10.44	358.44	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	8.12	81.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70	87.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94	109.40	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84	148.40	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21	232.10	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26	132.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83	158.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07	190.70	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72	237.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	14.26	142.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03	260.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	20.64	206.40	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	40.78	407.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16	641.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10	761.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50	935.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06	1,150.60	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinststate with Sika MonoTop 615 repair mortar	20	m	8.50	170.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					

London Borough of Southwark
 Bill Nr 16 - 102-128 Wivenhoe

Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	75	m2	8.32	624.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	28	m	4.16	116.48		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	75	m2	17.74	1,330.50	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	28	m	8.87	248.36		

	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	75	m2	15.09	1,131.75	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	28	m	7.55	211.26	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
	Carry out repairs to defective bricks using coloured mortars	115	nr	12.50	1,437.50	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	60	m2	35.00	2,100.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	115	nr	25.00	2,875.00	
	Areas less than 0.25 sqm/joints/perps	115	m	12.00	1,380.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	25	lm	80.00	2,000.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary	£ 23,954.00	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	PRIVATE BALCONIES					
	Remove existing spartan tiles and dispose of in skip	70	m2	7.84	548.80	TP Group Quote
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	14	m2	33.84	473.76	TP Group Quote
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	7	nr	1511.17	10,578.19	TP Group Quote
	Provisional allowance for asphalt repairs	7	Item	500.00	3,500.00	Provisional allowance
WALKWAYS & BALCONIES						
				Carried to Summary	£ 15,100.75	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Soffits		m2	19.23		Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame to Pb balustrade	120	m	9.62	1,154.40	Harmonised Rate
	Brackets	10	m	9.62	96.20	Harmonised Rate
	Flat entrance doors	18	m2	19.23	346.14	Harmonised Rate
	Side screen	8	m2	36.07	288.56	Harmonised Rate
	Frame	40	m	9.62	384.80	Harmonised Rate
	Garage doors	25	m2	19.23	480.75	Harmonised Rate
	Frames	38	m	9.62	365.56	Harmonised Rate
	cupboard door	28	m2	19.23	538.44	Harmonised Rate
	Frame	80	m	9.62	769.60	Harmonised Rate

DECORATIONS		Carried to Summary £			4,578.29	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	120	lm	34.02	4,082.35	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	60	lm	38.58	2,314.92	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS					
					Carried to Summary £	6,397.28
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,200.00		Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,500.00	Provisional Allowance
	Item 7.2.1.1 Secondary means of escape doors should be removed and the area bricked off to both sides to provide a minimum of 60 minutes fire separation between maisonettes.	1	Item			See Internals Tab
	Item 7.2.4.1 Replace the glazing in the following locations with glazing/boarding which will afford 30 minutes of fire resistance (integrity only): Glazing around maisonette entry door frame for dwellings 104, 106, 108, 114 and 128, x5 in total. Please note this only has to be carried out up to a height of 1100mm from the maisonette floor.	1	Item			See Gerda Variations
	Item 7.4.3.1 Install 'stay put' fire action notices at each end of the covered walkway areas, x2 in total.	2	Nr	50.00	100.00	Provisional Allowance
	Item 7.4.4.1 Install a 'no smoking' sign at either end of the undercroft entrances, preferably next to the fire action notices (when installed), x2 in total.	2	Nr	50.00	100.00	Provisional Allowance
	Item 7.8.6.1 Install a positive self closing device to BS EN 1154 to the following maisonette entry doors: 102-128, x14 in total.	5	Nr	300.00	1,500.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		7,980.00	Phoenix Green Quote
	Provisional allowance for additional compartmentation works to garages	10	Nr	1,000.00	10,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	14	Nr	500.00	7,000.00	Provisional Allowance

FRA WORKS				Carried to Summary	£	29,180.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS	
	COMMUNAL TESTING						
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%	
	TEMPORARY LIGHTING						
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00		
	Supply 3kva Transformer	1	Nr	95.00	95.00		
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	3	Nr	105.00	315.00		
	Install 110v socket (fixed)	1	Nr	35.00	35.00		
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	3	Nr	160.00	480.00		
	M&E						
				Carried to Summary	£	1,840.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS	
	Additional asbestos removal	1	Item		5,000.00		
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00		
	Provisional allowance for unforeseen works arising	1	Item		5,000.00		
	RISK ITEMS						
				Carried to Summary	£	15,000.00	
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS	
	102-128 Wivenhoe						
	GENERALLY				0.00		
A	ACCESS TO WORKS AT HEIGHT				51,565.50		
B	ROOF REPAIRS				38,345.77		
C	WINDOW REPAIRS				16,051.28		
D	FAÇADE & STRUCTURAL REPAIRS				23,954.00		
E	WALKWAYS & BALCONIES				15,100.75		
F	DECORATIONS				4,578.29		
G	RAINWATER GOODS				6,397.28		
H	FRA WORKS				29,180.00		
I	M&E				1,840.66		
J	RISK ITEMS				15,000.00		
	102-128 Wivenhoe						
				Carried to Section Summary	£	202,013.53	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>1-10 Galatea</p> <p>1-10 Galatea Square is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D COMMUNAL DOORS E FAÇADE & STRUCTURAL REPAIRS F BALCONIES & WALKWAYS G DECORATIONS AND REPAIRS H RAINWATER GOODS I FRA WORKS J M&E K RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	10	Item	33.16	331.58	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	10	Item	66.32	663.15	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	26,342.00	26,342.00	MAC Quote
	Weekly Inspections	16.0	Nr	200.00	3,200.00	
	Remove and refix satellite dish - Provisional	5	nr	86.21	431.05	Framework - Year 14 BMI Uplift 32.63%

ACCESS TO WORKS AT HEIGHT		Carried to Summary £			31,266.19	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	10	Nr	750.00	7,500.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch upto 0.5 M2 Replace patch of broken slate upto 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out replacemnt lead work to vents on roof All of the above:-	10	nr	1,000.00	10,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	23	lm	14.66	329.85	Historic Rate Tappesfield
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	90	lm	20.16	1,814.38	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	127	lm	49.94	6,342.38	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	38	lm	49.94	1,897.72	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			27,884.33	
C	WINDOW AND DOOR WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	10	dwellings	280.00	2,800.00	Historic rates
	Renew trickle vent	10	Nr	19.00	190.00	Historic rates
	Renew handle	10	Nr	16.00	160.00	Historic rates
	Renew hinges	20	Nr	31.00	620.00	Historic rates
	Renew restrictor	10	Nr	14.52	145.20	Historic rates
	Renew tilt and turn top hinge	10	Nr	105.00	1,050.00	Historic rates
	Mastic renewal	10	Item	200.00	2,000.00	Provisional Allowance
	Glazing replacement	10	Item	200.00	2,000.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	10	nr	250.00	2,500.00	Provisional Allowance
	WINDOW AND DOOR WORKS	Carried to Summary £			11,465.20	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL DOORSET RENEWAL					

	Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.	1	Item			
COMMUNAL DOORS (PROVISIONAL ALLOWANCE)		Carried to Summary			£	0.00
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	20	m2	3.75	75.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	20	m2	1.96	39.20	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	20	m2	1.82	36.40	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	7	nr	10.44	69.60	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	1	nr	20.56	20.56	Harmonised Rate + net BMI uplift (32.63%)
	Concrete Repairs - Please note all quantities are provisional					
	Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
	Not exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12	40.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70	43.50	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94	54.70	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84	74.20	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21	116.05	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
	Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
	Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
	Not exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64	103.20	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78	203.90	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16	320.80	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10	380.50	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50	467.50	Harmonised Rate + net BMI uplift (32.63%)

	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (32.63%)
	Hairline Cracks					
	Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar		m	8.50	0.00	Historic rate - Juniper House
	To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
	Corrosion Inhibitor					
	Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
	Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Anti Carbonation Protection					
	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
	Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	20	m	4.16	83.20	
	Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
	Surfaces exceeding 300mm girth		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	20	m	8.87	177.40	
	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	20	m	7.55	150.90	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks using coloured mortars	86	nr	12.50	1,075.00	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	25	m2	35.00	875.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	30	nr	25.00	750.00	
	Areas less than 0.25 sqm/joints/perps	60	m	12.00	720.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm	80.00	960.00	Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS					
				Carried to Summary	£ 9,609.26	
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	PRIVATE BALCONIES					
	Remove existing spartan tiles and dispose of in skip	50	m2	7.84	392.00	TP Group Quote
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	10	m2	33.84	338.40	TP Group Quote
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	5	nr	1511.17	7,555.85	TP Group Quote

	Provisional allowance for asphalt repairs	5	Item	500.00	2,500.00	Provisional allowance
WALKWAYS & BALCONIES					Carried to Summary £	10,786.25
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Soffits		m2	19.23		Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame to Pb balustrade	150	m	9.62	1,443.00	Harmonised Rate
	Brackets	12	m	9.62	115.44	Harmonised Rate
	Flat entrance doors	18	m2	19.23	346.14	Harmonised Rate
	Side screen	8	m2	36.07	288.56	Harmonised Rate
	Frame	50	m	9.62	481.00	Harmonised Rate
	Garage doors	32	m2	19.23	615.36	Harmonised Rate
	Frames	48	m	9.62	461.76	Harmonised Rate
	cupboard door	36	m2	19.23	692.28	Harmonised Rate
	Frame	100	m	9.62	962.00	Harmonised Rate
DECORATIONS					Carried to Summary £	5,559.38
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	90	lm	34.02	3,061.76	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	35	lm	38.58	1,350.37	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS					Carried to Summary £	4,412.14
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		Provisional Allowance

FRA						
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	Provisional Allowance for Compartmentation Works	1	Item		5,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	8	nr	1,000.00	8,000.00	Provisional Allowance
LOFT SPACE WORKS						
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	10	Nr	500.00	5,000.00	Provisional Allowance
FRA WORKS						
					Carried to Summary £	20,000.00
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL TESTING						
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
TEMPORARY LIGHTING						
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
M&E						
					Carried to Summary £	1,575.66
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		2,500.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		2,500.00	
RISK ITEMS						
					Carried to Summary £	10,000.00
SUMMARY						
	1-10 Galatea					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				31,266.19	
B	ROOF REPAIRS				27,884.33	
C	WINDOW REPAIRS				11,465.20	
D	COMMUNAL DOORS				0.00	
E	FAÇADE & STRUCTURAL REPAIRS				9,609.26	
F	WALKWAYS & BALCONIES				10,786.25	

G	DECORATIONS				5,559.38	
H	RAINWATER GOODS				4,412.14	
I	FRA WORKS				20,000.00	
J	M&E				1,575.66	
K	RISK ITEMS				10,000.00	
1-10 Galatea		Carried to Section Summary			£	132,558.40

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	11-25 Galatea 11-25 Galatea Square is stand-alone block accessed through a communal area, with the accommodation for being spread over three floors. GENERALLY The works in this section comprise the following:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW OVERHAULS D COMMUNAL DOORS E FAÇADE & STRUCTURAL REPAIRS F BALCONIES & WALKWAYS G DECORATIONS AND REPAIRS H RAINWATER GOODS I FRA WORKS J M&E K RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	15	Item	33.16	497.36	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	15	Item	66.32	994.73	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	40,853.00	40,853.00	MAC Quote
	Weekly Inspections	19.0	Nr	200.00	3,800.00	
	Remove and refix satellite dish - Provisional	7	nr	86.21	603.47	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			47,046.97	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	10	Item	1,000.00	10,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	16	lm	14.66	227.23	Historic Rate Tappesfield
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	62	lm	20.16	1,249.91	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	134	lm	49.94	6,691.96	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	75	lm	49.94	3,745.50	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			21,914.60	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	15	dwellings	280.00	4200.00	Historic rates
	Renew trickle vent	15	Nr	19.00	285.00	Historic rates
	Renew handle	15	Nr	16.00	240.00	Historic rates
	Renew hinges	30	Nr	31.00	930.00	Historic rates
	Renew restrictor	15	Nr	14.52	217.80	Historic rates
	Renew tilt and turn top hinge	15	Nr	105.00	1575.00	Historic rates
	Mastic renewal	15	Item	200.00	3000.00	Provisional Allowance
	Glazing replacement	15	Item	200.00	3000.00	Provisional Allowance
	COMMUNAL WINDOW RENEWAL					
	All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing and mastic, packing pieces, fixings and the like. No window to be removed unless new window is on site, checked and ready for installation. All windows to be 28mm double glazed, 4mm Low E glass internally, 4mm outer pane (laminated safety glass where below 1000mm from finished floor height) cavity argon filled and centre pane U/value to be no greater than 1.2W/m2. Panels to combined frames to be plastisol type, self finished white internally and colour to Client's choice externally, all panels to have U-value less than 1.2W/m2	1	Item		7,275.72	As per Schedule
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	15	Item	250.00	3,750.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			24,473.52	

D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS
	To be agreed with Client subject to further consultation					
	COMMUNAL DOORSET RENEWAL					
	Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.	1	Item		51,054.87	Silk & Mackman Quote
	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	Carried to Summary £			51,054.87	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	104	m2	3.75	390.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	104	m2	1.96	203.84	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	104	m2	1.82	189.28	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	35	nr	10.44	361.92	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
	Concrete Repairs - Please note all quantities are provisional					
	Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
	Not exceeding 0.01m2. (Provisional Quantity)	10	nr	8.12	81.20	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70	87.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94	109.40	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84	148.40	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21	232.10	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
	Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26	132.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83	158.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07	190.70	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72	237.20	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
	Not exceeding 0.01m2. (Provisional Quantity)	10	nr	14.26	142.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03	260.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
	Not exceeding 0.01m2. (Provisional Quantity)	10	nr	20.64	206.40	Harmonised Rate + net BMI uplift (32.63%)

Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	40.78	407.80	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16	641.60	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10	761.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50	935.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06	1,150.60	Harmonised Rate + net BMI uplift (32.63%)	
Hairline Cracks						
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinststate with Sika MonoTop 615 repair mortar	20	m	8.50	170.00	Historic rate - Juniper House	
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate	
Corrosion Inhibitor						
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)						
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	94	m2	8.32	782.08	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	10	m	4.16	41.60		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	94	m2	17.74	1,667.56	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	10	m	8.87	88.70		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	94	m2	15.09	1,418.46	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	10	m	7.55	75.45		
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks using coloured mortars	60	nr	12.50	750.00	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	25	m2	35.00	875.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	35	nr	25.00	875.00		
Areas less than 0.25 sqm/joints/perps	60	m	12.00	720.00		
Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm	80.00	960.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary £	18,764.01	
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL STAIRCASES						
Remove existing vinyl & dispose in skip on site	184	m2	30.6	5,630.40	TP Group Quote	
Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis	184	m2	30.6	5,630.40	TP Group Quote	
supply and fix stair nosings	30	lm	47.4	1,422.00	TP Group Quote	
to prepare & coat upstands, skirtings & stringers	234	lm	19.1	4,469.40	TP Group Quote	

supply and lay new decorative resin floor coating to landings/half landings	171	m2	123.44	21,108.24	TP Group Quote
supply and lay new decorative resin floor coating to treads & risers	13	m2	123.44	1,604.72	TP Group Quote
PRIVATE BALCONIES					
Remove existing asbestos promenade tiles and dispose of in skip	24	m2	84.00	2,016.00	Phoenix Green Quote
Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	4.8	m2	33.84	162.43	TP Group Quote
Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	14	nr	1511.17	21,156.38	TP Group Quote
Provisional allowance for asphalt repairs	14	Item	500.00	7,000.00	Provisional allowance

WALKWAYS & BALCONIES			Carried to Summary £		70,199.97
---------------------------------	--	--	-----------------------------	--	------------------

G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
----------	--------------------	------------	-------------	-------------	--------------	-----------------

PREVIOUSLY PAINTED SURFACES						
Prepare and redecorate previously decorated surfaces within communal areas						
TOR (Preparation and Painting)						
Ceilings	181	m2	23.13	4,186.53	Harmonised Rate + net BMI uplift (28.28%)	
Walls	530	m2	23.13	12,258.90	Harmonised Rate + net BMI uplift (28.28%)	
Strip ceiling surfaces	181	m2	24.37	4,410.97	Harmonised Rate + net BMI uplift (28.28%)	
Strip wall surfaces	530	m2	24.37	12,916.10	Harmonised Rate + net BMI uplift (28.28%)	
General Decorations						
Balustrade	26	m2	19.23	499.98	Harmonised Rate	
Doors	21	m2	19.23	403.83	Harmonised Rate	
Cupboards	29	m2	19.23	553.82	Harmonised Rate	
Windows	4	m	36.07	158.71	Harmonised Rate	
Frame/cills	110	m	9.62	1,058.20	Harmonised Rate	
Entrance door and screen	11	m2	36.07	378.74	Harmonised Rate	
meter cupboards	18	no	19.23	346.14	Harmonised Rate	
Skirtings	230	m	9.62	2,212.60	Harmonised Rate	
Cladding	8	m2	19.23	153.84	Harmonised Rate	
Fascia		m	9.62		Harmonised Rate	
soffit		m	9.62		Harmonised Rate	
Frame to Pb balustrade	192	m	9.62	1,847.04	Harmonised Rate	
Brackets	24	m	9.62	230.88	Harmonised Rate	
Louvre doors	4	m2	36.07	144.28	Harmonised Rate	
Garage doors	36	m2	19.23	692.28	Harmonised Rate	
Frames	54	m	9.62	519.48	Harmonised Rate	
Over panel	13	m2	19.23	242.30	Harmonised Rate	
Doors	4	m2	19.23	73.07	Harmonised Rate	
Frame	10	m	9.62	96.20	Harmonised Rate	
Windows	4	m	36.07	158.71	Harmonised Rate	
Entrance door and screen	11	m2	19.23	201.92	Harmonised Rate	

DECORATIONS			Carried to Summary £		43,744.51
--------------------	--	--	-----------------------------	--	------------------

H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
----------	------------------------	------------	-------------	-------------	--------------	--

Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	64	lm	34.02	2,177.25	Framework - Year 14 BMI Uplift 32.63%
--	----	----	-------	----------	---------------------------------------

	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	80	lm	38.58	3,086.57	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS					
				Carried to Summary	£ 5,263.82	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Item 6.1.3.1 Replace the plastic cabinets which house the electric meters with an enclosure providing 30 minutes of fire resistance: electric meter cabinets adjacent FEDS - flats 11 - 14, 16 - 25, x14 in total.	14	Nr	400.00	5,600.00	Provisional Allowance
	Item 7.1.3.1 Replace all ducting installed between the bathroom extract units and the fixed metal flues installed within the communal heating cupboards and all those which connect internally of the building to a fixed metal flue. Connecting ducting is required to be fire resistant.	1	Item			See Internals Tab
	Item 7.2.9.1 Install a certified FD30S SC cross corridor door in the following locations: 1st floor - Should be positioned 7.5m away from the furthest FEDs - Flats 18 & 19. 2nd floor - Should be positioned 7.5m away from the furthest FEDs - Flats 24 & 25, x2 door sets in total.	2	Item	5,000.00	10,000.00	Provisional Allowance
	Item 7.4.2.1 Provide and fit a 'Fire door Keep Locked' sign to the following doors: Electrical intake/riser cupboards x4, accessed off the ground and 1st floor corridor, opposite the stairwell doors. Heating riser cupboards wood doors, x10 in total (14 complete total required).	14	Nr	50.00	700.00	Provisional Allowance
	Item 7.4.2.2 Install a 'fire door keep closed' sign to the stairwell doors on the ground to second floor landing areas, x3 signs required in total for the wood doors.	3	Nr	50.00	150.00	Provisional Allowance
	Item 7.4.5.1 Provide an electrical hazard sign to the ground floor electrical lateral mains cupboard and the cupboard next to it which both have wood doors and are located in the area opposite the stairwell door, x2 in total.	2	Nr	50.00	100.00	Provisional Allowance
	Item 7.6.1.1 Provide ventilation to the stairwell area at the head of the stairs or at least at second floor level, this can be in the form of a window, POV etc.	1	Nr		8,000.00	Provisional Allowance
	Install 2.5cm top door stops to the heating riser cupboard doors located within the ground floor corridor area, x2 doors in total.	2	Nr	150.00	300.00	Provisional Allowance
	Renew timber communal loft hatches with fire rated hatches	2	Nr	1,500.00	3,000.00	Provisional Allowance
	Provisional allowance for additional FRA works	1	Item		5,000.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		18,021.47	Phoenix Green Quote

	Provisional allowance for additional compartmentation works to garages	8	Nr	1,000.00	8,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Supply and fit firehalt fire barrier (30-minute FR) on party wall lines Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over to board out over timber joists to create a safe working platform; 1.2m either side of each fire curtain Extra over for pre-liminaries in association with the above; non-working supervisor & Certification. Provisional allowance for additional compartmentation works to roof spaces	5	Nr	10,000.00	50,000.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary £	108,871.47	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E					
				Carried to Summary £	1,575.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		10,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		10,000.00	
	RISK ITEMS					
				Carried to Summary £	25,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	11-25 Galatea					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				47,046.97	
B	ROOF REPAIRS				21,914.60	
C	WINDOW REPAIRS				24,473.52	
D	COMMUNAL DOORS				51,054.87	
E	FAÇADE & STRUCTURAL REPAIRS				18,764.01	

F	WALKWAYS & BALCONIES				70,199.97
G	DECORATIONS				43,744.51
H	RAINWATER GOODS				5,263.82
I	FRA WORKS				108,871.47
J	M&E				1,575.66
K	RISK ITEMS				25,000.00
11-25 Galatea		Carried to Section Summary			£ 417,909.40

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>28-29 Galatea</p> <p>28-29 Galatea Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	2	Item	33.16	66.32	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	2	Item	66.32	132.63	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	12,308.00	12,308.00	MAC Quote
	Weekly Inspections	17.0	Nr	200.00	3,400.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT	Carried to Summary £			16,377.78	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	2	Nr	750.00	1,500.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	2	Item	1,000.00	2,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	7	lm	14.66	95.29	Historic Rate Tappesfield
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	26	lm	20.16	524.15	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	46	lm	49.94	2,297.24	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	20	lm	49.94	998.80	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary			£ 7,415.48	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	2	dwellings	280.00	560.00	Historic rates
	Renew trickle vent	2	Nr	19.00	38.00	Historic rates
	Renew handle	2	Nr	16.00	32.00	Historic rates
	Renew hinges	4	Nr	31.00	124.00	Historic rates
	Renew restrictor	2	Nr	14.52	29.04	Historic rates
	Renew tilt and turn top hinge	2	Nr	105.00	210.00	Historic rates
	Mastic renewal	2	Item	200.00	400.00	Provisional Allowance
	Glazing replacement	2	Item	200.00	400.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	2	Item	250.00	500.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary			£ 2,293.04	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	8	m2	3.75	30.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					

Carry out visual survey & hammer test to all areas of concrete	8	m2	1.96	15.68	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	8	m2	1.82	14.56	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	3	nr	10.44	27.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstatement with Sika MonoTop 615 repair mortar	2	m	8.50	17.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)

Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth	8	m2	8.32	66.56	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	16	m	4.16	66.56	
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
Surfaces exceeding 300mm girth	8	m2	17.74	141.92	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	16	m	8.87	141.92	
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces					
Surfaces exceeding 300mm girth	8	m2	15.09	120.72	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	16	m	7.55	120.72	
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks using coloured mortars					
	30	nr	12.50	375.00	Historic rate - Juniper House
Rake out and repoint defective pointing					
Areas >0.5 sqm	12	m2	35.00	420.00	Historic rate - Carterscroft
Areas 0-25-0.5 sqm	12	nr	25.00	300.00	
Areas less than 0.25 sqm/joints/perps	25	m	12.00	300.00	
Helical bar across cracking brickwork. Generally to every 3rd course.					
	8	lm	80.00	640.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS					
				Carried to Summary	£ 4,228.90
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL
WALKWAYS & BALCONIES					
				Carried to Summary	£ 0.00
F	DECORATIONS	QTY	UNIT	RATE	TOTAL
PREVIOUSLY PAINTED SURFACES					
Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)					
Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
General Decorations					
Fascia		m2	19.23		Harmonised Rate
soffit		lm	9.62		Harmonised Rate
Flat entrance doors	4	m2	36.07	129.85	Harmonised Rate
Frame	10	lm	9.62	96.20	Harmonised Rate
cupboard door	2	lm	19.23	38.46	Harmonised Rate
DECORATIONS					
				Carried to Summary	£ 264.51
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	26	lm	34.02	884.51	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	30	lm	38.58	1,157.46	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	2,041.97	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		1,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	1	Nr	500.00	500.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	1,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	105.00	105.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1	Nr	160.00	160.00	
	M&E			Carried to Summary £	1,310.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Asbestos removal	1	Item		1,000.00	

	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		1,000.00	
	Provisional allowance for unforeseen works arising	1	Item		1,000.00	
RISK ITEMS					3,000.00	
		Carried to Summary			£	
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
	28-29 Galatea					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				16,377.78	
B	ROOF REPAIRS				7,415.48	
C	WINDOW REPAIRS				2,293.04	
D	FAÇADE & STRUCTURAL REPAIRS				4,228.90	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				264.51	
G	RAINWATER GOODS				2,041.97	
H	FRA WORKS				1,500.00	
I	M&E				1,310.66	
J	RISK ITEMS				3,000.00	
28-29 Galatea		Carried to Section Summary			£	38,432.35

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>30-68 Galatea Square</p> <p>30-68 Galatea Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D COMMUNAL DOORS E FAÇADE & STRUCTURAL REPAIRS F BALCONIES & WALKWAYS G DECORATIONS AND REPAIRS H RAINWATER GOODS I FRA WORKS J M&E K RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	39	Item	33.16	1,293.14	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	39	Item	66.32	2,586.29	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		79,000.00	MAC Quote
	Weekly Inspections	16.0	Nr	200.00	3,200.00	
	Remove and refix satellite dish - Provisional	19	nr	86.21	1,637.98	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			88,015.83	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	8	Nr	750.00	6,000.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	30	Nr	1,000.00	30,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	27	lm	14.66	388.49	Historic Rate
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	106	lm	20.16	2,136.93	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	210	lm	49.94	10,487.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	204	lm	49.94	10,187.76	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			59,200.58	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	39	dwellings	280.00	10920.00	Historic rates
	Renew trickle vent	39	Nr	19.00	741.00	Historic rates
	Renew handle	39	Nr	16.00	624.00	Historic rates
	Renew hinges	78	Nr	31.00	2418.00	Historic rates
	Renew restrictor	39	Nr	14.52	566.28	Historic rates
	Renew tilt and turn top hinge	39	Nr	105.00	4095.00	Historic rates
	Mastic renewal	39	Item	200.00	7800.00	Provisional Allowance
	Glazing replacement	39	Item	200.00	7800.00	Provisional Allowance
	COMMUNAL WINDOW RENEWAL					
	All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing and mastic, packing pieces, fixings and the like. No window to be removed unless new window is on site, checked and ready for installation. All windows to be 28mm double glazed, 4mm Low E glass internally, 4mm outer pane (laminated safety glass where below 1000mm from finished floor height) cavity argon filled and centre pane U/value to be no greater than 1.2W/m2. Panels to combined frames to be plastisol type, self finished white internally and colour to Client's choice externally, all panels to have U-value less than 1.2W/m2	1	Item		1,841.10	As per Schedule

CLADDING						
	Provisional allowance for repairs to isolated damaged slates	39	Item	250.00	9,750.00	Provisional Allowance
WINDOW REPAIRS						
					Carried to Summary £	46,555.38
D	WINDOW AND DOOR WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL DOORS (PROVISIONAL ALLOWANCE)						
To be agreed with Client subject to further consultation						
	Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.	1	Item		116,503.91	Silk & Mackman Quote
WINDOW AND DOOR WORKS						
					Carried to Summary £	116,503.91
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
CONCRETE REPAIRS						
Surface Preparation						
	Jet washing existing concrete	240	m2	3.75	900.00	Harmonised Rate + net BMI uplift (32.63%)
Survey						
	Carry out visual survey & hammer test to all areas of concrete	240	m2	1.96	470.40	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	240	m2	1.82	436.80	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	80	nr	10.44	835.20	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional						
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm						
	Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.						
	Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26	132.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83	158.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07	190.70	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72	237.20	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.						
	Not exceeding 0.01m2. (Provisional Quantity)	10	nr	14.26	142.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03	260.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%)

	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
	Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Hairline Cracks					
	Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstatate with Sika MonoTop 615 repair mortar	10	m	8.50	85.00	Historic rate - Juniper House
	To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.	10	m	35.00	350.00	Star rate
	Corrosion Inhibitor					
	Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
	Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Anti Carbonation Protection					
	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
	Surfaces exceeding 300mm girth	180	m2	8.32	1,497.60	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	60	m	4.16	249.60	
	Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
	Surfaces exceeding 300mm girth	180	m2	17.74	3,193.20	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	60	m	8.87	532.20	
	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	180	m2	15.09	2,716.20	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	60	m	7.55	452.70	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks using coloured mortars	175	nr	12.50	2,187.50	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	10	m2	35.00	350.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	10	nr	25.00	250.00	
	Areas less than 0.25 sqm/joints/perps	20	m	12.00	240.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	20	lm	80.00	1,600.00	Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS					
				Carried to Summary	£ 20,383.12	
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL STAIRCASES					

	Remove existing vinyl & dispose in skip on site	418	m2	30.60	12,790.80	TP Group Quote
	Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis	418	m2	30.60	12,790.80	TP Group Quote
	supply and fix stair nosings	60	lm	47.40	2,844.00	TP Group Quote
	to prepare & coat upstands, skirtings & stringers	530	lm	19.10	10,123.00	TP Group Quote
	supply and lay new decorative resin floor coating to landings/half landings	392	m2	123.44	48,388.48	TP Group Quote
	supply and lay new decorative resin floor coating to treads & risers	26	m2	123.44	3,209.44	TP Group Quote
PRIVATE BALCONIES						
	Remove existing asbestos promenade tiles and dispose of in skip	140	m2	84.00	11,760.00	Phoenix Green Quote
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	28	m2	33.84	947.52	TP Group Quote
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	14	nr	779.52	10,913.28	TP Group Quote
	Provisional allowance for asphalt repairs	14	Item	500.00	7,000.00	Provisional allowance
WALKWAYS & BALCONIES		Carried to Summary £			120,767.32	
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
	Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)						
	Ceilings	450	m2	23.13	10,408.50	Harmonised Rate + net BMI uplift (28.28%)
	Walls	1476	m2	23.13	34,139.88	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	450	m2	24.37	10,966.50	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	1476	m2	24.37	35,970.12	Harmonised Rate + net BMI uplift (28.28%)
General Decorations						
	Balustrade	61	m2	19.23	1,173.03	Harmonised Rate
	Doors	32	m2	19.23	615.36	Harmonised Rate
	Cupboards	54	m2	19.23	1,038.42	Harmonised Rate
	Windows	8	m2	19.23	153.84	Harmonised Rate
	Frame/cills	90	m	9.62	865.80	Harmonised Rate
	Screens	20	m2	19.23	384.60	Harmonised Rate
	door and screen	68	m2	19.23	1,307.64	Harmonised Rate
	Skirtings	583	m	9.62	5,608.46	Harmonised Rate
	Cladding	4	m2	19.23	76.92	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame/posts to Pb balustrade	473	m	9.62	4,550.26	Harmonised Rate
	Rwp	59	m	9.62	567.58	Harmonised Rate
	wood trim to garage panels	83	m	9.62	798.46	Harmonised Rate
	Doors	4	m2	19.23	76.92	Harmonised Rate
	Frame	10	m	9.62	96.20	Harmonised Rate
	Windows	8	m2	19.23	153.84	Harmonised Rate
	Entrance door and screen	19	m2	19.23	365.37	Harmonised Rate
DECORATIONS		Carried to Summary £			109,317.70	
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	106	lm	34.02	3,606.08	Framework - Year 14 BMI Uplift 32.63%

	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	225	lm	38.58	8,680.97	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS					
				Carried to Summary	£ 12,287.04	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.	1	Nr	1,950.23	1,950.23	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	1	Nr	100.00	100.00	Provisional Allowance
	FRA					
	Provisional allowance for compartmentation works	1	Item		25,000.00	Provisional Allowance
	Issue 7.1.1.1 The end of corridor door to the left hand side of flat 30 has side panels installed and at the top of the panels is the area where the pipework enters the building. There are large gaps between the pipework and the side panel which is required to be firestopped. Firestopping is also required within the following areas: the right hand side riser cupboards, located within the area, off the corridors leading to the refuse rooms on all 3 floors, firestopping required at the top of the right hand wall, in the area where wires leave the cupboard (x6 areas). Riser cupboard to the left hand side of flat 54, firestop hole made for waste pipe at top of rear wall to the left hand side. Risers next to flats 47 (RHS) and 48 (LHS), firestop the rear wall area where it meets with ceiling. All second floor riser areas, ceiling to be made good. Due to the extensive firestopping issues, a firestopping survey should be carried out for the building and any additional firestopping issues identified should be addressed.	7	Nr	80.00	560.00	Provisional Allowance
	Issue 7.1.1.2 Upgrade the ceiling hatches within the communal areas of the building which are of plywood material and will not provide the 60 minute separation required. All ceiling hatches within the communal areas should be upgraded to provide 60 minutes fire resistance (x5 in total). As an interim measure the current ceiling hatch in the corridor housing flats 61-62 and 63-66 are required to be secured (x2).	7	Nr	600.00	4,200.00	Provisional Allowance
	Issue 7.1.3.1 Replace all ducting installed between the bathroom extract units and the fixed metal flues installed within the communal heating cupboards and all those which connect internally of the building to a fixed metal flue. Connecting ducting is required to be fire resistant.	1	Item		2,000.00	Provisional Allowance
	Issue 7.2.4.1 Replace the electrical meter housings with housing which will provide 30 minutes fire resistance, x39 in total.	39	Nr	350.00	13,650.00	Provisional Allowance
	Issue 7.2.6.1 Secure the electrical cables and any other cables located next to the heating pipework within the ground floor corridor housing flats 30-32, with fire resistant (metal) fastenings.	1	Item		100.00	Provisional Allowance
	Issue 7.4.1.1 Signage	36	Nr	50.00	1,800.00	Provisional Allowance

	Issue 7.4.1.2 Signage	2	Nr	50.00	100.00	Provisional Allowance
	Issue 7.4.2.1 Signage	1	Nr	50.00	50.00	Provisional Allowance
	Issue 7.4.2.2 Signage	8	Nr	50.00	400.00	Provisional Allowance
	Issue 7.4.5.1 Signage	3	Nr	50.00	150.00	Provisional Allowance
	Issue 7.6.1.1 Replace the upper and lower side panels of the alternative exits with POVs – Exits at each end of the ground floor corridors, serving 30-32 & 33-40, x4 areas in total.	1	Item		8,000.00	Provisional Allowance
	Issue 7.6.1.2 Provide ventilation to the stairwell areas at the head of the stairs or at least at second floor level, this can be in the form of a window, POV etc.	1	Item		8,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	8	Nr	500.00	4,000.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary	£ 70,060.23	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	4	Nr	105.00	420.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	4	Nr	160.00	640.00	
	M&E					
				Carried to Summary	£ 2,105.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		15,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	RISK ITEMS					
				Carried to Summary	£ 30,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	30-68 Galatea Square					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				88,015.83	
B	ROOF REPAIRS				59,200.58	

C	WINDOW REPAIRS				46,555.38	
D	COMMUNAL DOORS				116,503.91	
E	FAÇADE & STRUCTURAL REPAIRS				20,383.12	
F	WALKWAYS & BALCONIES				120,767.32	
G	DECORATIONS				109,317.70	
H	RAINWATER GOODS				12,287.04	
I	FRA WORKS				70,060.23	
J	M&E				2,105.66	
K	RISK ITEMS				30,000.00	
30-68 Galatea Square		Carried to Section Summary			£	675,196.77

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	31-45 Philip 31-45 Philip Walk is a residential block with accommodation spread over three floors, comprising of 8 units. GENERALLY The works in this section comprise the following:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D COMMUNAL DOORS E FAÇADE & STRUCTURAL REPAIRS F BALCONIES & WALKWAYS G DECORATIONS AND REPAIRS H RAINWATER GOODS I FRA WORKS J M&E K RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	8	Item	33.16	265.26	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	8	Item	66.32	530.52	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	35,497.00	35,497.00	MAC Quote
	Weekly Inspections	17.0	Nr	200.00	3,400.00	
	Remove and refix satellite dish - Provisional	4	nr	86.21	344.84	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			40,336.04	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Allowance for concrete tile repairs to main roof clear off moss on roof (area next to trees)	1	Item		1,500.00	Provisional Allowance
	Clean out concrete 'finlock' type gutter, remove old waterproofing and prepare and lay new asphalt lining to gutter inclusive all joints, and labours and clearance of all outlets, rake out and mastic all underside joints as necessary	50	m2		Incl.	
		62	lm	116.05	7,195.10	Framework - Year 14 BMI Uplift 32.63%
	ENTRANCE SURROUNDS					
	Extra over roof for code 5 lead flashings, nominal size 150mm inclusive soakers, cutting, welding, chases and pointing, all in accordance with Lead Sheet Association guidelines	29	lm	72.54	2,103.53	Framework - Year 14 BMI Uplift 32.63%
	ROOF REPAIRS	Carried to Summary £			10,798.63	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	8	dwelling	280.00	2,240.00	Historic rates
	Renew trickle vent	8	Nr	19.00	152.00	Historic rates
	Renew handle	8	Nr	16.00	128.00	Historic rates
	Renew hinges	16	Nr	31.00	496.00	Historic rates
	Renew restrictor	8	Nr	14.52	116.16	Historic rates
	Renew tilt and turn top hinge	8	Nr	105.00	840.00	Historic rates
	Mastic renewal	8	Item	200.00	1,600.00	Provisional Allowance
	Glazing replacement	8	Item	200.00	1,600.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			7,172.16	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS
	To be agreed with Client subject to further consultation					
	COMMUNAL DOORSET RENEWAL					
	Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.	1	Item		13,539.57	Silk & Mackman Quote
	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	Carried to Summary £			13,539.57	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	146	m2	3.75	547.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	146	m2	1.96	286.16	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	146	m2	1.82	265.72	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	49	nr	10.44	508.08	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12	40.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70	43.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94	54.70	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84	74.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21	116.05	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64	103.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78	203.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16	320.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10	380.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50	467.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinststate with Sika MonoTop 615 repair mortar	40	m	8.50	340.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Ferrogaurd) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm	146	m2	23.87	3,485.02	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m	266	lm	19.23	5,115.18	Harmonised Rate + net BMI uplift (32.63%)
Jet washing corrosion inhibitor application (Ferrogaurd)	146	m2	2.79	407.34	
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth	146	m2	8.32	1,214.72	Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm	266	m	4.16	1,106.56	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
Surfaces exceeding 300mm girth	146	m2	17.74	2,590.04	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	266	m	8.87	2,359.42	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces					
Surfaces exceeding 300mm girth	146	m2	15.09	2,203.14	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	266	m	7.55	2,006.97	
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks using coloured mortars	80	nr	12.50	1,000.00	Historic rate - Juniper House
Rake out and repoint defective pointing					
Areas >0.5 sqm	35	m2	35.00	1,225.00	Historic rate - Carterscroft
Areas 0-25-0.5 sqm	60	nr	25.00	1,500.00	
Areas less than 0.25 sqm/joints/perps	175	m	12.00	2,100.00	
Helical bar across cracking brickwork. Generally to every 3rd course.	60	lm	80.00	4,800.00	Historic rate - Carterscroft
Allowance for Chimney Stack repairs	2	Nr	250.00	500.00	

FAÇADE & STRUCTURAL REPAIRS

Carried to Summary £ **38,178.97**

F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
---	----------------------	-----	------	------	-------	----------

COMMUNAL WALKWAYS

Carefully prepare surface of existing asphalt covering , supply and lay new decorative resin floor coating to communal walkways.	31	m2	105.00	3,255.00	TP Group Quote
supply & install movement joints where required	3	lm	123.60	370.80	TP Group Quote
dress-in and around gulleys to walkways	2	nr	21.84	43.68	TP Group Quote
to prepare and coat open channels & upstands or skirtings not exceeding 300mm	62	lm	19.10	1,184.20	TP Group Quote
Carry out water test & provide a report of the required remedials	1	nr	306.00	306.00	TP Group Quote
To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth 251-500mm x 150mm	3	Nr	33.06	99.18	TP Group Quote
To carry out repairs to walkways using Contar Industry @ 20mm depth per 1m ² (minimum cost applies)	1	Nr	157.48	157.48	TP Group Quote
per 0.25m ² (over & above the minimum 1m ²)	1	Nr	43.87	43.87	TP Group Quote
Door Thresholds	4	Nr	33.06	132.24	TP Group Quote

COMMUNAL STAIRCASES

supply and fix stair nosings	30	lm	47.4	1,422.00	TP Group Quote
to prepare & coat upstands, skirtings & stringers	55	lm	19.1	1,050.50	TP Group Quote
supply and lay new decorative resin floor coating to landings/half landings	23	m2	123.44	2,839.12	TP Group Quote
supply and lay new decorative resin floor coating to treads & risers	12	m2	123.44	1,481.28	TP Group Quote

WALKWAYS & BALCONIES

Carried to Summary £ **12,385.35**

G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
---	-------------	-----	------	------	-------	----------

PREVIOUSLY PAINTED SURFACES

Prepare and redecorate previously decorated surfaces within communal areas

TOR (Preparation and Painting)

Ceilings	33	m2	23.13	763.29	Harmonised Rate + net BMI uplift (28.28%)	
Walls	83	m2	23.13	1,919.79	Harmonised Rate + net BMI uplift (28.28%)	
Strip ceiling surfaces	33	m2	24.37	804.21	Harmonised Rate + net BMI uplift (28.28%)	
Strip wall surfaces	83	m2	24.37	2,022.71	Harmonised Rate + net BMI uplift (28.28%)	
General Decorations						
Hand rail	16	lm	9.62	153.92	Harmonised Rate	
Loft	1	m2	19.23	19.23	Harmonised Rate	
Ladder cage	2	m2	19.23	38.46	Harmonised Rate	
Frame/cills	19	lm	9.62	182.78	Harmonised Rate	
Entrance door and screen	8	m2	36.07	274.13	Harmonised Rate	
Eic	2	m2	19.23	34.61	Harmonised Rate	
Skirtings	53	lm	9.62	509.86	Harmonised Rate	
Fascia		lm	9.62	0.00	Harmonised Rate	
soffit		lm	9.62	0.00	Harmonised Rate	
Hand rail to balcony wall	39	lm	9.62	375.18	Harmonised Rate	
Doors	7	m2	19.23	138.46	Harmonised Rate	
Frame	34	lm	9.62	327.08	Harmonised Rate	
Entrance door and screen	8	m2	36.07	274.13	Harmonised Rate	
Rwp /soil	18	lm	9.62	173.16	Harmonised Rate	
DECORATIONS			Carried to Summary £		8,011.00	
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Renew cast iron guttering (ogee or half round 150mm) inclusive all joints, fixings, end caps, spigots, etc. to falls	40	lm	55.94	2,237.73	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS			Carried to Summary £		2,237.73	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	FRA					
	Item 7.1.1.1 Remove all plywood construction materials used to form part of the electrical intake enclosure. Plywood wall facing located on the ground floor to the left hand side of the electrical intake. Replace all plywood materials with 30 minute fire resistant boarding.	1	Item		350.00	Provisional Allowance
	Item 7.1.1.2 Firestopping is required within the ground floor electrical intake cupboard, located under the stair. There is a hole within the left hand side wall (next to light fitting) and disused conduit within the hole, all of which are required to be suitably firestopped, to provide 30 minutes fire resistance.	1	Item		100.00	Provisional Allowance
	Item 7.3.1.1 Install emergency lighting within the communal areas of the building, including the balcony area. Emergency lighting to be installed in line with BS5266: Pt. 1: 2016.	1	Item			See Lighting Works

	Item 7.4.2.1 Install a 'fire door keep locked' sign to the metal electrical intake cupboard door, x1 in total.	1	Nr	50.00	50.00	Provisional Allowance
	Item 7.8.3.1 Replace the door to the electrical intake cupboard located on the ground floor under the stair with a certified FD30S door set. This is deemed to be a low risk task which can be carried out at the next major works.	1	Item	1,000.00	1,000.00	Provisional Allowance
	Renew timber communal loft hatches with fire rated hatches	1	Nr	1,500.00	1,500.00	Provisional Allowance
	Provisional allowance for additional FRA works	1	Item		4,000.00	Provisional Allowance
	Renew electrical intake doors to suitable fire rated doors	1	Item		1,000.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		73.99	Phoenix Green Quote
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary £	10,073.99	
J	M&E	QTY	UNIT	RATE	Total	COMMENTS
	INTAKE WORKS					
	Adaptations to the distribution board	1	Item	250.00	250.00	
	Install MEM Glasgow TPN isolator switch when undertaking minor electrical works (NB. This cost will not be added as separate charge to the per dwelling costs/per storey costs above).	1	Nr	1,390.47	1,390.47	
	New tails to EDF head - single core XL-LSF in new trunking 200A rated to Ryefield board as per specification requirements	1	Nr	8,517.50	8,517.50	Framework - Year 14 BMI Uplift 32.63%
	Installation of Surge Protection, Type 1&2	1	Item	2,500.00	2,500.00	
	Supply and fit earth bar enclosure	1	Nr	385.00	385.00	
	Carry Out EICR	1	Nr	780.00	780.00	
	STAIRCASE LIGHTING					
	Rewire landlord lighting system to staircase inclusive sub landings in existing containment inclusive refix/renew missing and defective sections of trunking and new light fittings , inclusive emergency lighting provision - staircase up to 3-6 storeys	1	Staircase	4,780.91	4,780.91	Framework - Year 14 BMI Uplift 32.63%
	Extra over above items for new containment system complete inclusive removal and disposal of any existing containment system - up to 3-6 storeys	1	Staircase	7,682.09	7,682.09	Framework - Year 14 BMI Uplift 32.63%
	Extra over for self-testing L.E.D fittings	6	Light	257.09	1,542.54	
	AMENITY LIGHTING					
	Supply and fit Amenity Lighting	5	Nr	382.35	1,911.75	2 X FRONT, 1 x R/H GABLE, 1 X L/H GABLE
		1	Nr	257.09	257.09	Replacement of 28w2d to F.E.D
	Rewire landlord lighting system to external public access balcony n.e. 10m length inclusive new fittings, general position outside each dwelling door, uniformly set out for landing/block re-using existing containment					
	Ditto above but length 10-20m	2	Balcony	2,390.44	4,780.89	Used extra communal walkway code for installation and wiring of amenity lighting.

COMMUNAL WALKWAYS						
Rewire landlord lighting system to external public access balcony n.e. 10m length inclusive new fittings, general position outside each dwelling door, uniformly set out for landing/block re-using existing containment						
Ditto above but length 10-20m	2	Balcony	2,390.44	4,780.89	Framework - Year 14 BMI Uplift 32.63%	
Extra over for self-testing L.E.D fittings	7	Light	257.09	1,799.63		
INTAKE LIGHTING						
Install new lighting system to swithcroom 1 no luminaire with integral emergency lighting provision						
Extra over for self-testing L.E.D fittings	1	nr	1,309.93	1,309.93	Framework - Year 14 BMI Uplift 32.63%	
	1	Light	257.09	257.09		
ROOF SPACE / TANK ROOM LIGHTING						
Run new single phase supply and complete earth system to tankroom, install consumer unit and power circuit of 2 double socket outlets within tankroom, install earthing to room, all inclusive all labours, connections, removing and refixing duct panels and the like - measured by the number of storeys from intake to loft space - cost per storey						
Install new lighting circuit within tankroom with new flourescent fittings designed to achieve minimum 250 lux lighting level and including emergency lighting provision, all connections and builders work - tankroom n.e. 30m2	1	nr	639.62	639.62	Framework - Year 14 BMI Uplift 32.63%	
Ditto but tankroom 31-50 m2	1	nr	651.21	651.21	Framework - Year 14 BMI Uplift 32.63%	
Ddt light fitting allowance included within the above						
Self-testing L.E.D fittings (E. Lighting)	5	nr	372.00	1,860.01		
SMARTSCAN GATEWAY:MASTER CONTROL; 250 DEVICES	1	nr	1,265.00	1,265.00		
SMARTSCAN PLATFORM 2 GATEWAY SET -UP, CONFIG OF WEBSERVER	1	nr	460.00	460.00		
Grout Allowance for Thorlux / smartscan set up / config / attendance	1	nr	1,500.00	1,500.00		
M&E						
				Carried to Summary £	49,301.62	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
RISK ITEMS						
				Carried to Summary £	15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
A	31-45 Philip					
	GENERALLY				0.00	
	ACCESS TO WORKS AT HEIGHT				40,336.04	

B	ROOF REPAIRS				10,798.63
C	WINDOW REPAIRS				7,172.16
D	COMMUNAL DOORS				13,539.57
E	FAÇADE & STRUCTURAL REPAIRS				38,178.97
F	WALKWAYS & BALCONIES				12,385.35
G	DECORATIONS				8,011.00
H	RAINWATER GOODS				2,237.73
I	FRA WORKS				10,073.99
J	M&E				49,301.62
K	RISK ITEMS				15,000.00
31-45 Philip		Carried to Section Summary			£ 207,035.06

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>6-18 Heaton Road</p> <p>6-18 Heaton Road is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	4	Item	33.16	132.63	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	4	Item	66.32	265.26	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	30,744.00	30,744.00	MAC Quote
	Weekly Inspections	12.0	Nr	200.00	2,400.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT	Carried to Summary £			34,012.73	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	4	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	4	Item	1,000.00	4,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	13	lm	14.66	184.30	No asbestos report, risk included
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	50	lm	20.16	1,013.75	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	64	lm	49.94	3,196.16	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	14	lm	49.94	684.89	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			12,079.10	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	4	dwellings	280.00	1,120.00	Historic rates
	Renew trickle vent	4	Nr	19.00	76.00	Historic rates
	Renew handle	4	Nr	16.00	64.00	Historic rates
	Renew hinges	8	Nr	31.00	248.00	Historic rates
	Renew restrictor	4	Nr	14.52	58.08	Historic rates
	Renew tilt and turn top hinge	4	Nr	105.00	420.00	Historic rates
	Mastic renewal	4	Item	200.00	800.00	Provisional Allowance
	Glazing replacement	4	Item	200.00	800.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	4	Item	250.00	1,000.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			4,586.08	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	22	m2	3.75	82.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					

Carry out visual survey & hammer test to all areas of concrete	22	m2	1.96	43.12	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	22	m2	1.82	40.04	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	7	nr	10.44	76.56	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstat with Sika MonoTop 615 repair mortar	2	m	8.50	17.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)

Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	22	m2	8.32	183.04	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	50	m	4.16	208.00		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	22	m2	17.74	390.28	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	50	m	8.87	443.50		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	22	m2	15.09	331.98	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	50	m	7.55	377.25		
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks using coloured mortars						
	70	nr	12.50	875.00	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	30	m2	35.00	1,050.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	50	nr	25.00	1,250.00		
Areas less than 0.25 sqm/joints/perps	90	m	12.00	1,080.00		
Helical bar across cracking brickwork. Generally to every 3rd course.						
	12	lm	80.00	960.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary	£ 9,447.19	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
WALKWAYS & BALCONIES						
				Carried to Summary	£ 0.00	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
Prepare and redecorate previously decorated surfaces within communal areas						
TOR (Preparation and Painting)						
Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
General Decorations						
Fascia		lm	9.62	0.00	Harmonised Rate	
soffit		lm	9.62	0.00	Harmonised Rate	
Doors	18	m2	19.23	346.14	Harmonised Rate	
Frame	50	lm	9.62	481.00	Harmonised Rate	
Rwp /soil	20	lm	9.62	192.40	Harmonised Rate	
Meter cupboards	4	nr	19.23	76.92	Harmonised Rate	
Windows	13	m2	36.07	468.91	Harmonised Rate	
DECORATIONS						
				Carried to Summary	£ 1,565.37	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, and the like	50	lm	34.02	1,710.70	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	42	lm	38.58	1,609.42	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£ 3,320.12	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£ 4,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary	£ 1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal (asbestos soffits)	1	Item		10,000.00	

	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		2,500.00	
	Provisional allowance for unforeseen works arising	1	Item		2,500.00	
RISK ITEMS					Carried to Summary £	15,000.00
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
	6-18 Heaton Road					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				34,012.73	
B	ROOF REPAIRS				12,079.10	
C	WINDOW REPAIRS				4,586.08	
D	FAÇADE & STRUCTURAL REPAIRS				9,447.19	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				1,565.37	
G	RAINWATER GOODS				3,320.12	
H	FRA WORKS				4,000.00	
I	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
6-18 Heaton Road					Carried to Section Summary £	85,586.25

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>22-32 Heaton Road</p> <p>22-32 Heaton Road is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	5	Item	33.16	165.79	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	5	Item	66.32	331.58	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	26,384.00	26,384.00	MAC Quote
	Weekly Inspections	12.0	Nr	200.00	2,400.00	
	Remove and refix satellite dish - Provisional	3	nr	86.21	258.63	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT	Carried to Summary £			29,838.41	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	5	Nr	750.00	3,750.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	5	Item	1,000.00	5,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	16	lm	14.66	232.12	No asbestos report , risk included
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	63	lm	20.16	1,276.78	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	83	lm	49.94	4,161.67	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	20	lm	49.94	998.80	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			15,419.37	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	5	dwellings	280.00	1400.00	Historic rates
	Renew trickle vent	5	Nr	19.00	95.00	Historic rates
	Renew handle	5	Nr	16.00	80.00	Historic rates
	Renew hinges	10	Nr	31.00	310.00	Historic rates
	Renew restrictor	5	Nr	14.52	72.60	Historic rates
	Renew tilt and turn top hinge	5	Nr	105.00	525.00	Historic rates
	Mastic renewal	5	Item	200.00	1,000.00	Provisional Allowance
	Glazing replacement	5	Item	200.00	1,000.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	5	Item	250.00	1,250.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			5,732.60	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	18]	m2	3.75	67.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	18	m2	1.96	35.28	Harmonised Rate + net BMI uplift (32.63%)

Carry out full cover meter survey to all areas of concrete	18	m2	1.82	32.76	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	6	nr	10.44	62.64	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstatement with Sika MonoTop 615 repair mortar	3	m	8.50	25.50	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					

	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
	Surfaces exceeding 300mm girth	18	m2	8.32	149.76	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	42	m	4.16	174.72	
	Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
	Surfaces exceeding 300mm girth	18	m2	17.74	319.32	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	42	m	8.87	372.54	
	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	18	m2	15.09	271.62	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	42	m	7.55	316.89	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks using coloured mortars	70	nr	12.50	875.00	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	30	m2	35.00	1,050.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	48	nr	25.00	1,200.00	
	Areas less than 0.25 sqm/joints/perps	100	m	12.00	1,200.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm	80.00	960.00	Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS					
				Carried to Summary	£ 9,152.45	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	WALKWAYS & BALCONIES					
				Carried to Summary	£ 0.00	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Fascia		lm	9.62		Harmonised Rate
	soffit		lm	9.62		Harmonised Rate
	Doors	16.2	m2	19.23	311.53	Harmonised Rate
	Frame	50	lm	9.62	481.00	Harmonised Rate
	Rwp /soil	20	lm	9.62	192.40	Harmonised Rate
	Meter cupboards	5	nr	19.23	96.15	Harmonised Rate
	DECORATIONS					
				Carried to Summary	£ 1,081.08	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	63	lm	34.02	2,154.57	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	54	lm	38.58	2,089.86	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£ 4,244.44	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	5	Nr	500.00	2,500.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£ 4,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary	£ 1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal (Asbestos Soffits)	1	Item		10,000.00	

	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		2,500.00	
	Provisional allowance for unforeseen works arising	1	Item		2,500.00	
RISK ITEMS					Carried to Summary £	15,000.00
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
	22-32 Heaton Road					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				29,838.41	
B	ROOF REPAIRS				15,419.37	
C	WINDOW REPAIRS				5,732.60	
D	FAÇADE & STRUCTURAL REPAIRS				9,152.45	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				1,081.08	
G	RAINWATER GOODS				4,244.44	
H	FRA WORKS				4,500.00	
I	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
22-32 Heaton Road					Carried to Section Summary £	86,544.00

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	33-44 Heaton Road 34-44 Heaton Road is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors. GENERALLY The works in this section comprise the following:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	5	Item	33.16	165.79	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	5	Item	66.32	331.58	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	23,202.00	23,202.00	MAC Quote
	Weekly Inspections	11.0	Nr	200.00	2,200.00	
	Remove and refix satellite dish - Provisional	3	nr	86.21	258.63	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT			Carried to Summary £	26,456.41	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	5	Nr	750.00	3,750.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	5	Nr	1,000.00	5,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	13	lm	14.66	192.41	No Asbestos Report, Risk Included
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	53	lm	20.16	1,058.39	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	62	lm	49.94	3,079.63	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	20	lm	49.94	998.80	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary			£ 14,079.23	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	5	dwellings	280.00	1400.00	Historic rates
	Renew trickle vent	5	Nr	19.00	95.00	Historic rates
	Renew handle	5	Nr	16.00	80.00	Historic rates
	Renew hinges	10	Nr	31.00	310.00	Historic rates
	Renew restrictor	5	Nr	14.52	72.60	Historic rates
	Renew tilt and turn top hinge	5	Nr	105.00	525.00	Historic rates
	Mastic renewal	5	Item	200.00	1000.00	Provisional Allowance
	Glazing replacement	5	Item	200.00	1000.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	5	Item	250.00	1,250.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary			£ 5,732.60	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	15	m2	3.75	56.25	Harmonised Rate + net BMI uplift (32.63%)
	Survey					

Carry out visual survey & hammer test to all areas of concrete	15	m2	1.96	29.40	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	15	m2	1.82	27.30	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	5	nr	10.44	52.20	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstatement with Sika MonoTop 615 repair mortar	2	m	8.50	17.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)

Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	15	m2	8.32	124.80	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	35	m	4.16	145.60		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	15	m2	17.74	266.10	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	35	m	8.87	310.45		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	15	m2	15.09	226.35	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	35	m	7.55	264.08		
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks using coloured mortars						
	55	nr	12.50	687.50	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	25	m2	35.00	875.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	40	nr	25.00	1,000.00		
Areas less than 0.25 sqm/joints/perps	90	m	12.00	1,080.00		
Helical bar across cracking brickwork. Generally to every 3rd course.						
	12	lm	80.00	960.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary £	8,160.95	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
WALKWAYS & BALCONIES						
				Carried to Summary £	0.00	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
Prepare and redecorate previously decorated surfaces within communal areas						
TOR (Preparation and Painting)						
Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
General Decorations						
Fascia		lm	9.62		Harmonised Rate	
soffit		lm	9.62		Harmonised Rate	
Doors	16.2	m2	19.23	311.53	Harmonised Rate	
Frame	50	lm	9.62	481.00	Harmonised Rate	
Rwp /soil	20	lm	9.62	192.40	Harmonised Rate	
Meter cupboards	5	nr	19.23	96.15	Harmonised Rate	
DECORATIONS						
				Carried to Summary £	1,081.08	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, and the like	53	lm	34.02	1,786.03	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	45	lm	38.58	1,736.19	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£ 3,522.22	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	5	Nr	500.00	2,500.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£ 4,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary	£ 1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		10,000.00	

	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		2,500.00	
	Provisional allowance for unforeseen works arising	1	Item		2,500.00	
RISK ITEMS					Carried to Summary	£ 15,000.00
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
	33-44 Heaton Road					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				26,456.41	
B	ROOF REPAIRS				14,079.23	
C	WINDOW REPAIRS				5,732.60	
D	FAÇADE & STRUCTURAL REPAIRS				8,160.95	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				1,081.08	
G	RAINWATER GOODS				3,522.22	
H	FRA WORKS				4,500.00	
I	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
33-44 Heaton Road					Carried to Section Summary	£ 80,108.14

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>1-12 Huguenot Square</p> <p>1-12 Huguenot Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	12	Item	33.16	397.89	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	12	Item	66.32	795.78	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		30,167.00	MAC Quote
	Weekly Inspections	12.0	Nr	200.00	2,400.00	
	Remove and refix satellite dish - Provisional	6	nr	86.21	517.26	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					
				Carried to Summary £	34,576.34	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	12	Nr	750.00	9,000.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	12	Item	1,000.00	12,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective asbestos soffit board	28	Item	14.66	403.15	No Asbestos Report, Risk allowances made
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	110	lm	20.16	2,217.57	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	160	lm	49.94	7,990.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	50	lm	49.94	2,497.00	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			34,108.12	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	12	dwelling	280.00	3,360.00	Historic rates
	Renew trickle vent	12	Nr	19.00	228.00	Historic rates
	Renew handle	12	Nr	16.00	192.00	Historic rates
	Renew hinges	24	Nr	31.00	744.00	Historic rates
	Renew restrictor	12	Nr	14.52	174.24	Historic rates
	Renew tilt and turn top hinge	12	Nr	105.00	1,260.00	Historic rates
	Mastic renewal	12	Item	200.00	2,400.00	Provisional Allowance
	Glazing replacement	12	Item	200.00	2,400.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged spanish slates	12	Item	250.00	3,000.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			13,758.24	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	11	m2	3.75	41.25	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	11	m2	1.96	21.56	Harmonised Rate + net BMI uplift (32.63%)

Carry out full cover meter survey to all areas of concrete	11	m2	1.82	20.02	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	4	nr	10.44	38.28	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12	40.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70	43.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94	54.70	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84	74.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21	116.05	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm. Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinststate with Sika MonoTop 615 repair mortar	2	m	8.50	17.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					

Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	11	m2	8.32	91.52	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	22	m	4.16	91.52		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	11	m2	17.74	195.14	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	22	m	8.87	195.14		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	11	m2	15.09	165.99	Harmonised Rate + net BMI uplift (32.63%)	

	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	22	m m2	7.55 15.09	165.99 0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
	Carry out repairs to defective bricks using coloured mortars	36	nr	12.50	450.00	Historic rate - Juniper House
	Rake out and repoint defective pointing	12	m2	35.00	420.00	Historic rate - Carterscroft
	Areas >0.5 sqm	25	nr	25.00	625.00	
	Areas 0-25-0.5 sqm	48	m	12.00	576.00	
	Areas less than 0.25 sqm/joints/perps					
	Helical bar across cracking brickwork. Generally to every 3rd course.	8	lm	80.00	640.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS						
Carried to Summary £					6,321.33	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
PRIVATE BALCONIES						
	Remove existing spartan tiles and dispose of in skip	60	m2	7.85	470.88	TP Group Quote
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	12	m2	33.84	406.08	TP Group Quote
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	6	nr	1511.17	9,067.02	TP Group Quote
	Provisional allowance for asphalt repairs	6	Item	500.00	3,000.00	Provisional allowance
WALKWAYS & BALCONIES						
Carried to Summary £					12,943.98	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
	Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)						
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
General Decorations						
	Cladding	12	m2	19.23	230.76	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame/posts to Pb balustrade	320	m	9.62	3,078.40	Harmonised Rate
	Rwp	56	m	9.62	538.72	Harmonised Rate
	Small rail	12	m	9.62	115.44	Harmonised Rate
	Ceilings to ground floor flats	192	m2	19.23	3,692.16	Harmonised Rate
	Doors	16	m2	19.23	307.68	Harmonised Rate
	Frame	30	m	9.62	288.60	Harmonised Rate
	Meter cupboards	25	no	19.23	480.75	Harmonised Rate
DECORATIONS						
Carried to Summary £					8,732.51	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	110	lm	34.02	3,742.20	Framework - Year 14 BMI Uplift 32.63%

	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	84	lm	22.39	1,880.76	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£ 5,622.96	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide	1	Nr	1,950.23	1,950.23	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	1	Nr	100.00	100.00	Provisional Allowance
	FRA					
	Provisional allowance for compartmentation works	1	Item		5,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	8	Nr	1,000.00	8,000.00	Provisional Allowance
	Issue 7.4.3.1 Signage	2	Nr	50.00	100.00	Provisional Allowance
	Issue 7.4.4.1 Signage	2	Nr	50.00	100.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	12	Nr	500.00	6,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£ 22,397.82	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	3	Nr	105.00	315.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	3	Nr	160.00	480.00	
	M&E			Carried to Summary	£ 1,840.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS

	Additional asbestos removal	1	Item		15,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
RISK ITEMS					Carried to Summary	£ 25,000.00
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
1-12 Huguenot Square						
GENERALLY					0.00	
A	ACCESS TO WORKS AT HEIGHT				34,576.34	
B	ROOF REPAIRS				34,108.12	
C	WINDOW REPAIRS				13,758.24	
D	FAÇADE & STRUCTURAL REPAIRS				6,321.33	
E	WALKWAYS & BALCONIES				12,943.98	
F	DECORATIONS				8,732.51	
G	RAINWATER GOODS				5,622.96	
H	FRA WORKS				22,397.82	
I	M&E				1,840.66	
J	RISK ITEMS				25,000.00	
1-12 Huguenot Square					Carried to Section Summary	£ 165,301.97

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>13-15 Huguenot</p> <p>13-15 Huguenot Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	2	Item	33.16	66.32	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	2	Item	66.32	132.63	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding. Scaffold to roof only with 1 no. lift of boards including fire rated debris netting, hoist tower and fencing to balconies	1.0	Item	27,986.00	27,986.00	MAC Quote
	Weekly Inspections	12.0	Nr	200.00	2,400.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			31,055.78	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	2	Nr	750.00	1,500.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch upto 0.5 M2 Replace patch of broken slate upto 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	2	Item	1,000.00	2,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	5	lm	14.66	66.95	No Asbestos Report, Risk Included
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	18	lm	20.16	368.25	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	27	lm	49.94	1,331.73	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	8	lm	49.94	419.50	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			5,686.43	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	2	dwellings	280.00	560.00	Historic rates
	Renew trickle vent	2	Nr	19.00	38.00	Historic rates
	Renew handle	2	Nr	16.00	32.00	Historic rates
	Renew hinges	4	Nr	31.00	124.00	Historic rates
	Renew restrictor	2	Nr	14.52	29.04	Historic rates
	Renew tilt and turn top hinge	2	Nr	105.00	210.00	Historic rates
	Mastic renewal	2	Item	200.00	400.00	Provisional Allowance
	Glazing replacement	2	Item	200.00	400.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	2	Item	250.00	500.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			2,293.04	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	11	m2	3.75	41.25	Harmonised Rate + net BMI uplift (32.63%)

Survey

Carry out visual survey & hammer test to all areas of concrete	11	m2	1.96	21.56	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	11	m2	1.82	20.02	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	11	nr	10.44	114.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)

Concrete Repairs - Please note all quantities are provisional

Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)

Hairline Cracks

Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstated with Sika MonoTop 615 repair mortar	2	m	8.50	17.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate

Corrosion Inhibitor

Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
---	--	----	-------	------	---

	Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Anti Carbonation Protection					
	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
	Surfaces exceeding 300mm girth	11	m2	8.32	91.52	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	22	m	4.16	91.52	
	Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
	Surfaces exceeding 300mm girth	11	m2	17.74	195.14	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	22	m	8.87	195.14	
	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	11	m2	15.09	165.99	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	22	m	7.55	165.99	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks using coloured mortars	36	nr	12.50	450.00	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	12	m2	35.00	420.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	25	nr	25.00	625.00	
	Areas less than 0.25 sqm/joints/perps	48	m	12.00	576.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	8	lm	80.00	640.00	Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS					
				Carried to Summary	£ 5,261.39	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	WALKWAYS & BALCONIES					
				Carried to Summary	£ 0.00	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Fascia		lm	9.62		Harmonised Rate
	soffit		lm	9.62	0.00	Harmonised Rate
	Flat entrance doors	5.4	m2	19.23	103.84	Harmonised Rate
	Frame	15	lm	9.62	144.30	Harmonised Rate
	cupboard door	3	lm	19.23	57.69	Harmonised Rate
	DECORATIONS					
				Carried to Summary	£ 305.83	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, and the like	18	lm	34.02	612.35	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	14	lm	38.58	540.15	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£ 1,152.50	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Supply and fit firehalt fire barrier (30-minute FR) on party wall lines Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over to board out over timber joists to create a safe working platform; 1.2m either side of each fire curtain Extra over for pre-liminaries in association with the above; non-working supervisor & Certification. Provisional allowance for compartmentation works to roof spaces	2	Nr	10,000.00	20,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£ 22,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	105.00	105.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1	Nr	160.00	160.00	

M&E					Carried to Summary £	1,310.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS	
	Additional asbestos removal (Asbestos Soffits)	1	Item		10,000.00		
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		2,500.00		
	Provisional allowance for unforeseen works arising	1	Item		2,500.00		
RISK ITEMS					Carried to Summary £	15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS	
	13-15 Huguenot						
	GENERALLY				0.00		
A	ACCESS TO WORKS AT HEIGHT				31,055.78		
B	ROOF REPAIRS				5,686.43		
C	WINDOW REPAIRS				2,293.04		
D	FAÇADE & STRUCTURAL REPAIRS				5,261.39		
E	WALKWAYS & BALCONIES				0.00		
F	DECORATIONS				305.83		
G	RAINWATER GOODS				1,152.50		
H	FRA WORKS				22,000.00		
I	M&E				1,310.66		
J	RISK ITEMS				15,000.00		
13-15 Huguenot					Carried to Section Summary £	84,065.63	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>16-18 Huguenot</p> <p>16-18 Huguenot Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	2	Item	33.16	66.32	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	2	Item	66.32	132.63	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	27,986.00	27,986.00	MAC Quote
	Weekly Inspections	18.0	Nr	200.00	3,600.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			32,255.78	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	2	Nr	750.00	1,500.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof					
	<u>All of the above:-</u>	2	Item	1,000.00	2,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	5	lm	14.66	69.30	No Asbestos Report, Risk Included
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	19	lm	20.16	381.20	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	27	lm	49.94	1,343.84	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	8	lm	49.94	408.60	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			5,702.94	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	2	dwellings	280.00	560.00	Historic rates
	Renew trickle vent	2	Nr	19.00	38.00	Historic rates
	Renew handle	2	Nr	16.00	32.00	Historic rates
	Renew hinges	4	Nr	31.00	124.00	Historic rates
	Renew restrictor	2	Nr	14.52	29.04	Historic rates
	Renew tilt and turn top hinge	2	Nr	105.00	210.00	Historic rates
	Mastic renewal	2	Item	200.00	400.00	Provisional Allowance
	Glazing replacement	2	Item	200.00	400.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	2	Item	250.00	500.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			2,293.04	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	11	m2	3.75	41.25	Harmonised Rate + net BMI uplift (32.63%)

Survey

Carry out visual survey & hammer test to all areas of concrete	11	m2	1.96	21.56	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	11	m2	1.82	20.02	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	11	nr	10.44	114.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)

Concrete Repairs - Please note all quantities are provisional

Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)

Hairline Cracks

Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstatement with Sika MonoTop 615 repair mortar	2	m	8.50	17.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate

Corrosion Inhibitor

Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
---	--	----	-------	------	---

	Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Anti Carbonation Protection					
	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
	Surfaces exceeding 300mm girth	11	m2	8.32	91.52	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	22	m	4.16	91.52	
	Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
	Surfaces exceeding 300mm girth	11	m2	17.74	195.14	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	22	m	8.87	195.14	
	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	11	m2	15.09	165.99	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	22	m	7.55	165.99	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks using coloured mortars	36	nr	12.50	450.00	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	12	m2	35.00	420.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	25	nr	25.00	625.00	
	Areas less than 0.25 sqm/joints/perps	48	m	12.00	576.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	8	lm	80.00	640.00	Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS					
				Carried to Summary	£ 5,261.39	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	WALKWAYS & BALCONIES					
				Carried to Summary	£ 0.00	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Fascia		lm	9.62		Harmonised Rate
	soffit		lm	9.62		Harmonised Rate
	Flat entrance doors	5.4	m2	19.23	103.84	Harmonised Rate
	Frame	15	lm	9.62	144.30	Harmonised Rate
	cupboard door	3	lm	19.23	57.69	Harmonised Rate
	DECORATIONS					
				Carried to Summary	£ 305.83	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, and the like	19	lm	34.02	643.28	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	14	lm	38.58	547.16	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£ 1,190.44	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Supply and fit firehalt fire barrier (30-minute FR) on party wall lines Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over to board out over timber joists to create a safe working platform; 1.2m either side of each fire curtain Extra over for pre-liminaries in association with the above; non-working supervisor & Certification. Provisional allowance for compartmentation works to roof spaces	2	Nr	10,000.00	20,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£ 22,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	105.00	105.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1	Nr	160.00	160.00	

M&E					Carried to Summary £	1,310.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS	
	Additional asbestos removal	1	Item		10,000.00		
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		2,500.00		
	Provisional allowance for unforeseen works arising	1	Item		2,500.00		
RISK ITEMS					Carried to Summary £	15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS	
	16-18 Huguenot						
	GENERALLY				0.00		
A	ACCESS TO WORKS AT HEIGHT				32,255.78		
B	ROOF REPAIRS				5,702.94		
C	WINDOW REPAIRS				2,293.04		
D	FAÇADE & STRUCTURAL REPAIRS				5,261.39		
E	WALKWAYS & BALCONIES				0.00		
F	DECORATIONS				305.83		
G	RAINWATER GOODS				1,190.44		
H	FRA WORKS				22,000.00		
I	M&E				1,310.66		
J	RISK ITEMS				15,000.00		
16-18 Huguenot					Carried to Section Summary £	85,320.09	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>19-26 Huguenot Square</p> <p>19-26 Huguenot Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	8	Item	33.16	265.26	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	8	Item	66.32	530.52	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		21,681.00	MAC Quote
	Weekly Inspections	16.0	Nr	200.00	3,200.00	
	Remove and refix satellite dish - Provisional	4	nr	86.21	344.84	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					
				Carried to Summary	£ 26,320.04	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	8	Nr	750.00	6,000.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof All of the above:-	8	Item	1,000.00	8,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective asbestos soffit board	19	Item	14.66	278.54	No Asbestos Report, Risk allowances made
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	76	lm	20.16	1,532.14	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	108	lm	49.94	5,393.52	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	33	lm	49.94	1,648.02	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary			£ 22,852.22	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	8	dwellings	280.00	2,240.00	Historic rates
	Renew trickle vent	8	Nr	19.00	152.00	Historic rates
	Renew handle	8	Nr	16.00	128.00	Historic rates
	Renew hinges	16	Nr	31.00	496.00	Historic rates
	Renew restrictor	8	Nr	14.52	116.16	Historic rates
	Renew tilt and turn top hinge	8	Nr	105.00	840.00	Historic rates
	Mastic renewal	8	Item	200.00	1,600.00	Provisional Allowance
	Glazing replacement	8	Item	200.00	1,600.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged spanish slates	8	Item	250.00	2,000.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary			£ 9,172.16	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	33	m2	3.75	123.75	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	33	m2	1.96	64.68	Harmonised Rate + net BMI uplift (32.63%)

Carry out full cover meter survey to all areas of concrete	33	m2	1.82	60.06	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	11	nr	10.44	114.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12	40.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70	43.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94	54.70	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84	74.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21	116.05	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64	103.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78	203.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16	320.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10	380.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50	467.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinststate with Sika MonoTop 615 repair mortar	2	m	8.50	17.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					

Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	11	m2	8.32	91.52	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	22	m	4.16	91.52		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	11	m2	17.74	195.14	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	22	m	8.87	195.14		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	11	m2	15.09	165.99	Harmonised Rate + net BMI uplift (32.63%)	

	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	22	m m2	7.55 15.09	165.99 0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
	Carry out repairs to defective bricks using coloured mortars	36	nr	12.50	450.00	Historic rate - Juniper House
	Rake out and repoint defective pointing	12	m2	35.00	420.00	Historic rate - Carterscroft
	Areas >0.5 sqm	25	nr	25.00	625.00	
	Areas 0-25-0.5 sqm	48	m	12.00	576.00	
	Areas less than 0.25 sqm/joints/perps					
	Helical bar across cracking brickwork. Generally to every 3rd course.	8	lm	80.00	640.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS						
Carried to Summary £					8,614.75	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
PRIVATE BALCONIES						
	Remove existing spartan tiles and dispose of in skip	40	m2	7.85	313.92	TP Group Quote
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	8	m2	33.84	270.72	TP Group Quote
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	4	nr	1511.17	6,044.68	TP Group Quote
	Provisional allowance for asphalt repairs	4	Item	500.00	2,000.00	Provisional allowance
WALKWAYS & BALCONIES						
Carried to Summary £					8,629.32	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
	Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)						
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
General Decorations						
	Cladding	12	m2	19.23	230.76	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame/posts to Pb balustrade	320	m	9.62	3,078.40	Harmonised Rate
	Rwp	56	m	9.62	538.72	Harmonised Rate
	Small rail	12	m	9.62	115.44	Harmonised Rate
	Ceilings to ground floor flats	192	m2	19.23	3,692.16	Harmonised Rate
	Doors	16	m2	19.23	307.68	Harmonised Rate
	Frame	30	m	9.62	288.60	Harmonised Rate
	Meter cupboards	25	no	19.23	480.75	Harmonised Rate
DECORATIONS						
Carried to Summary £					8,732.51	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	76	lm	34.02	2,585.52	Framework - Year 14 BMI Uplift 32.63%

	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	57	lm	22.39	1,276.23	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£ 3,861.75	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,147.59		Gerda Rates
			Nr	100.00		Provisional Allowance
	FRA					
	Provisional allowance for compartmentation works	1	Item		5,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	6	Nr	1,000.00	6,000.00	Provisional Allowance
	Issue 7.4.3.1 Signage	2	Nr	50.00	100.00	Provisional Allowance
	Issue 7.4.4.1 Signage	1	Nr	50.00	50.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	8	Nr	500.00	4,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£ 15,150.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	3	Nr	105.00	315.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	3	Nr	160.00	480.00	
	M&E			Carried to Summary	£ 1,840.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS

	Additional asbestos removal	1	Item		15,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		2,500.00	
RISK ITEMS					Carried to Summary	£ 22,500.00
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
19-26 Huguenot Square						
GENERALLY					0.00	
A	ACCESS TO WORKS AT HEIGHT				26,320.04	
B	ROOF REPAIRS				22,852.22	
C	WINDOW REPAIRS				9,172.16	
D	FAÇADE & STRUCTURAL REPAIRS				8,614.75	
E	WALKWAYS & BALCONIES				8,629.32	
F	DECORATIONS				8,732.51	
G	RAINWATER GOODS				3,861.75	
H	FRA WORKS				15,150.00	
I	M&E				1,840.66	
J	RISK ITEMS				22,500.00	
19-26 Huguenot Square					Carried to Section Summary	£ 127,673.41

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>12-22 Philip</p> <p>12-22 Philip Walk is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over two floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	4	Item	33.16	132.63	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	4	Item	66.32	265.26	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerals, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	20,162.00	20,162.00	MAC Quote
	Weekly Inspections	12.0	Nr	200.00	2,400.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT			Carried to Summary £	23,430.73	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	4	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Replace ally ridge detail Carry out replacement lead work to vents on roof All of the above:-	4	nr	1,000.00	4,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	13	lm	14.66	193.02	No Asbestos Report, Risk Included
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	53	lm	20.16	1,061.75	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	53	lm	49.94	2,663.47	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	30	lm	49.94	1,498.20	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			12,416.44	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	4	dwellings	280.00	1,120.00	Historic rates
	Renew trickle vent	4	Nr	19.00	76.00	Historic rates
	Renew handle	4	Nr	16.00	64.00	Historic rates
	Renew hinges	8	Nr	31.00	248.00	Historic rates
	Renew restrictor	4	Nr	14.52	58.08	Historic rates
	Renew tilt and turn top hinge	4	Nr	105.00	420.00	Historic rates
	Mastic renewal	4	Item	200.00	800.00	Provisional Allowance
	Glazing replacement	4	Item	200.00	800.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	4	Item	250.00	1,000.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			4,586.08	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	6	m2	3.75	22.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	6	m2	1.96	11.76	Harmonised Rate + net BMI uplift (32.63%)

Carry out full cover meter survey to all areas of concrete	6	m2	1.82	10.92	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	2	nr	10.44	20.88	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstat with Sika MonoTop 615 repair mortar	2	m	8.50	17.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					

	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
	Surfaces exceeding 300mm girth	6	m2	8.32	49.92	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	33	m	4.16	137.28	
	Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
	Surfaces exceeding 300mm girth	6	m2	17.74	106.44	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	33	m	8.87	292.71	
	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	6	m2	15.09	90.54	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	33	m	7.55	248.99	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks using coloured mortars	65	nr	12.50	812.50	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	25	m2	35.00	875.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	42	nr	25.00	1,050.00	
	Areas less than 0.25 sqm/joints/perps	90	m	12.00	1,080.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm	80.00	960.00	Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS					
				Carried to Summary	£ 7,825.36	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	WALKWAYS & BALCONIES					
				Carried to Summary	£ 0.00	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Fascia		lm	9.62		Harmonised Rate
	soffit		lm	9.62	0.00	Harmonised Rate
	Flat entrance doors	11	m2	36.07	389.56	Harmonised Rate
	Frame	30	lm	9.62	288.60	Harmonised Rate
	Sidescreens	6	m2	36.07	216.42	Harmonised Rate
	Porch soffit	9	m2	19.23	173.07	Harmonised Rate
	DECORATIONS					
				Carried to Summary	£ 1,067.65	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	69	lm	34.02	2,358.69	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	52	lm	38.58	2,006.27	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£ 4,364.96	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£ 4,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary	£ 1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		10,000.00	

	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		2,500.00	
	Provisional allowance for unforeseen works arising	1	Item		2,500.00	
RISK ITEMS					Carried to Summary £	15,000.00
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
	12-22 Philip					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				23,430.73	
B	ROOF REPAIRS				12,416.44	
C	WINDOW REPAIRS				4,586.08	
D	FAÇADE & STRUCTURAL REPAIRS				7,825.36	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				1,067.65	
G	RAINWATER GOODS				4,364.96	
H	FRA WORKS				4,000.00	
I	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
12-22 Philip					Carried to Section Summary £	74,266.86

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>24-30 Philip</p> <p>24-30 Philip Walk is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over two floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	4	Item	33.16	132.63	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	4	Item	66.32	265.26	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	16,197.00	16,197.00	MAC Quote
	Weekly Inspections	10.0	Nr	200.00	2,000.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT	Carried to Summary £			19,065.73	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	4	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof	4	Item	1,000.00	4,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	17	Im	14.66	252.89	No Asbestos Report, Risk Included
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	69	Im	20.16	1,391.02	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	110	Im	49.94	5,493.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	51	Im	49.94	2,546.94	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			16,684.25	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	4	dwellings	280.00	1,120.00	Historic rates
	Renew trickle vent	4	Nr	19.00	76.00	Historic rates
	Renew handle	4	Nr	16.00	64.00	Historic rates
	Renew hinges	8	Nr	31.00	248.00	Historic rates
	Renew restrictor	4	Nr	14.52	58.08	Historic rates
	Renew tilt and turn top hinge	4	Nr	105.00	420.00	Historic rates
	Mastic renewal	4	Item	200.00	800.00	Provisional Allowance
	Glazing replacement	4	Item	200.00	800.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	4	Item	250.00	1,000.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			4,586.08	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	4	m2	3.75	15.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					

Carry out visual survey & hammer test to all areas of concrete	4	m2	1.96	7.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	4	m2	1.82	7.28	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	1	nr	10.44	13.92	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstated with Sika MonoTop 615 repair mortar	1	m	8.50	8.50	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)

Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth	4	m2	8.32	33.28	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	7	m	4.16	29.12	
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
Surfaces exceeding 300mm girth	4	m2	17.74	70.96	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	7	m	8.87	62.09	
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces					
Surfaces exceeding 300mm girth	4	m2	15.09	60.36	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	7	m	7.55	52.82	
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks using coloured mortars					
	60	nr	12.50	750.00	Historic rate - Juniper House
Rake out and repoint defective pointing					
Areas >0.5 sqm	25	m2	35.00	875.00	Historic rate - Carterscroft
Areas 0-25-0.5 sqm	42	nr	25.00	1,050.00	
Areas less than 0.25 sqm/joints/perps	90	m	12.00	1,080.00	
Helical bar across cracking brickwork. Generally to every 3rd course.					
	12	lm	80.00	960.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS					
				Carried to Summary	£ 7,115.09
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL
WALKWAYS & BALCONIES					
				Carried to Summary	£ 0.00
F	DECORATIONS	QTY	UNIT	RATE	TOTAL
PREVIOUSLY PAINTED SURFACES					
Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)					
Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
General Decorations					
Fascia		m2	9.62		Harmonised Rate
soffit		lm	9.62		Harmonised Rate
Flat entrance doors	7	m2	19.23	138.46	Harmonised Rate
Frame	40	lm	9.62	384.80	Harmonised Rate
Small rail	40	lm	9.62	384.80	Harmonised Rate
DECORATIONS					
				Carried to Summary	£ 908.06
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	69	lm	34.02	2,347.35	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	38	lm	38.58	1,466.12	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£ 3,813.47	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£ 4,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary	£ 1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal (Asbestos Soffits)	1	Item		10,000.00	

	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		2,500.00	
	Provisional allowance for unforeseen works arising	1	Item		2,500.00	
RISK ITEMS					Carried to Summary £	15,000.00
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
	24-30 Philip					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				19,065.73	
B	ROOF REPAIRS				16,684.25	
C	WINDOW REPAIRS				4,586.08	
D	FAÇADE & STRUCTURAL REPAIRS				7,115.09	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				908.06	
G	RAINWATER GOODS				3,813.47	
H	FRA WORKS				4,000.00	
I	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
24-30 Philip					Carried to Section Summary £	72,748.33

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>32-40 Philip</p> <p>32-40 Philip Walk is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over two floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	4	Item	33.16	132.63	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	4	Item	66.32	265.26	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	17,161.00	17,161.00	MAC Quote
	Weekly Inspections	10.0	Nr	200.00	2,000.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT	Carried to Summary £			20,029.73	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	4	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Carry out repalcement lead work to vents on roof	4	Item	1,000.00	4,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	15	lm	14.66	216.97	No Asbestos Report, Risk Included
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	59	lm	20.16	1,193.46	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	85	lm	49.94	4,234.91	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	32	lm	49.94	1,598.08	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			14,243.42	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	4	dwellings	280.00	1120.00	Historic rates
	Renew trickle vent	4	Nr	19.00	76.00	Historic rates
	Renew handle	4	Nr	16.00	64.00	Historic rates
	Renew hinges	8	Nr	31.00	248.00	Historic rates
	Renew restrictor	4	Nr	14.52	58.08	Historic rates
	Renew tilt and turn top hinge	4	Nr	105.00	420.00	Historic rates
	Mastic renewal	4	Item	200.00	800.00	Provisional Allowance
	Glazing replacement	4	Item	200.00	800.00	Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	4	Item	250.00	1,000.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			4,586.08	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	5	m2	3.75	18.75	Harmonised Rate + net BMI uplift (32.63%)
	Survey					

Carry out visual survey & hammer test to all areas of concrete	5	m2	1.96	9.80	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	5	m2	1.82	9.10	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	2	nr	10.44	17.40	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstatement with Sika MonoTop 615 repair mortar	1	m	8.50	8.50	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)

Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	5	m2	8.32	41.60	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	29	m	4.16	120.64		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	5	m2	17.74	88.70	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	29	m	8.87	257.23		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	5	m2	15.09	75.45	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	29	m	7.55	218.81		
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks using coloured mortars						
	70	nr	12.50	875.00	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	30	m2	35.00	1,050.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	45	nr	25.00	1,125.00		
Areas less than 0.25 sqm/joints/perps	90	m	12.00	1,080.00		
Helical bar across cracking brickwork. Generally to every 3rd course.						
	12	lm	80.00	960.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
			Carried to Summary	£ 7,994.90		
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
WALKWAYS & BALCONIES						
			Carried to Summary	£ 0.00		
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
Prepare and redecorate previously decorated surfaces within communal areas						
TOR (Preparation and Painting)						
Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
General Decorations						
Fascia		m2	9.62		Harmonised Rate	
soffit		lm	9.62		Harmonised Rate	
Flat entrance doors	7	m2	19.23	138.46	Harmonised Rate	
Frame	40	lm	9.62	384.80	Harmonised Rate	
Small rail	40	lm	9.62	384.80	Harmonised Rate	
DECORATIONS						
			Carried to Summary	£ 908.06		
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	59	lm	34.02	2,013.96	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	34	lm	38.58	1,327.22	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£ 3,341.18	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£ 4,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary	£ 1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		10,000.00	

	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		2,500.00	
	Provisional allowance for unforeseen works arising	1	Item		2,500.00	
RISK ITEMS					Carried to Summary £	15,000.00
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
	32-40 Philip					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				20,029.73	
B	ROOF REPAIRS				14,243.42	
C	WINDOW REPAIRS				4,586.08	
D	FAÇADE & STRUCTURAL REPAIRS				7,994.90	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				908.06	
G	RAINWATER GOODS				3,341.18	
H	FRA WORKS				4,000.00	
I	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
32-40 Philip					Carried to Section Summary £	71,679.02

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>17-41 Scylla</p> <p>17-41 Scylla Road is a terraced block of street accessed residential dwellings with upper level maisonettes accessed through a communal area, with the accommodation for being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	13	Item	33.16	431.05	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	13	Item	66.32	862.10	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	72,402.00	72,402.00	MAC Quote
	Extra over for asbestos adapted scaffold	1.0	Item			Incl. MAC Quote
	Weekly Inspections	15.0	Nr	200.00	3,000.00	
	Remove and refix satellite dish - Provisional	7	nr	86.21	603.47	Framework - Year 14 BMI Uplift 32.63%

ACCESS TO WORKS AT HEIGHT		Carried to Summary £			77,597.03	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	6	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch upto 0.5 M2 Replace patch of broken slate upto 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Replace ally valley Carry out repalcement lead work to vents on roof All of the above:-	13	nr	1,000.00	13,000.00	LBS to confirm to renew or refix Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective asbestos soffit board	1	Item		17,920.00	Phoenix Green Quote
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	90	lm	20.16	1,814.38	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	145	lm	49.94	7,241.30	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	54	lm	49.94	2,696.76	Historic Rate Tappesfield
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	13	Item	250.00	3,250.00	Provisional Allowance
	ROOF REPAIRS	Carried to Summary £			48,922.44	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	13	dwellings	280.00	3640.00	Historic rates
	Renew trickle vent	13	Nr	19.00	247.00	Historic rates
	Renew handle	13	Nr	16.00	208.00	Historic rates
	Renew hinges	26	Nr	31.00	806.00	Historic rates
	Renew restrictor	13	Nr	14.52	188.76	Historic rates
	Renew tilt and turn top hinge	13	Nr	105.00	1365.00	Historic rates
	Mastic renewal	13	Item	200.00	2600.00	Provisional Allowance
	Glazing replacement	13	Item	200.00	2600.00	Provisional Allowance
	COMMUNAL WINDOW REPAIRS					
	Provisional allowance to overhaul communal windows	20	Nr	75.00	1,500.00	
	WINDOW REPAIRS	Carried to Summary £			13,154.76	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS

To be agreed with Client subject to further consultation						
COMMUNAL DOORSET RENEWAL						
Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.		1	Item		43,990.51	Silk & Mackman Quote
COMMUNAL DOORS (PROVISIONAL ALLOWANCE)		Carried to Summary £			43,990.51	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
CONCRETE REPAIRS						
Surface Preparation						
Jet washing existing concrete		152	m2	3.75	570.00	Harmonised Rate + net BMI uplift (32.63%)
Survey						
Carry out visual survey & hammer test to all areas of concrete		152	m2	1.96	297.92	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete		152	m2	1.82	276.64	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2		51	nr	10.44	528.96	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally		2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional						
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm						
Not exceeding 0.01m2. (Provisional Quantity)		10	nr	8.12	81.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		10	nr	8.70	87.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		10	nr	10.94	109.40	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		10	nr	14.84	148.40	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		10	nr	23.21	232.10	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.						
Not exceeding 0.01m2. (Provisional Quantity)		10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		10	nr	13.26	132.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		10	nr	15.83	158.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		10	nr	19.07	190.70	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		10	nr	23.72	237.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.						
Not exceeding 0.01m2. (Provisional Quantity)		50	nr	14.26	713.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		100	nr	26.03	2,603.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.						
Not exceeding 0.01m2. (Provisional Quantity)		10	nr	20.64	206.40	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		10	nr	40.78	407.80	Harmonised Rate + net BMI uplift (32.63%)

Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16	641.60	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10	761.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50	935.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06	1,150.60	Harmonised Rate + net BMI uplift (32.63%)	
Hairline Cracks						
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinststate with Sika MonoTop 615 repair mortar	60	m	8.50	510.00	Historic rate - Juniper House	
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate	
Corrosion Inhibitor						
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)						
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	152	m2	8.32	1,264.64	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	46	m	4.16	191.36		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	152	m2	17.74	2,696.48	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	46	m	8.87	408.02		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	152	m2	15.09	2,293.68	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	46	m	7.55	347.07		
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks using coloured mortars	80	nr	12.50	1,000.00	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	40	m2	35.00	1,400.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	60	nr	25.00	1,500.00		
Areas less than 0.25 sqm/joints/perps	115	m	12.00	1,380.00		
Helical bar across cracking brickwork. Generally to every 3rd course.	18	lm	80.00	1,440.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary	£ 28,212.99	
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL STAIRCASES						
Remove existing vinyl & dispose in skip on site	126	m2	30.6	3,855.60	TP Group Quote	
Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis	126	m2	30.6	3,855.60	TP Group Quote	
supply and fix stair nosings	64	lm	47.4	3,033.60	TP Group Quote	
to prepare & coat upstands, skirtings & stringers	192	lm	19.1	3,667.20	TP Group Quote	
supply and lay new decorative resin floor coating to landings/half landings	99	m2	123.44	12,220.56	TP Group Quote	

	supply and lay new decorative resin floor coating to treads & risers	27	m2	123.44	3,332.88	TP Group Quote
	PRIVATE BALCONIES					
	Remove existing spartan tiles and dispose of in skip	24	m2	7.84	188.16	TP Group Quote
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	5	m2	33.84	162.43	TP Group Quote
	Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	7	nr	779.95	5,459.65	TP Group Quote
	Provisional allowance for asphalt repairs	7	Item	500.00	3,500.00	Provisional allowance
	WALKWAYS & BALCONIES					
				Carried to Summary	£ 39,275.68	
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	150	m2	23.13	3,469.50	Harmonised Rate + net BMI uplift (28.28%)
	Walls	503	m2	23.13	11,634.39	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	150	m2	24.37	3,655.50	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	503	m2	24.37	12,258.11	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Doors	16	m2	19.23	311.53	Harmonised Rate
	Cupboards	7	m2	19.23	138.46	Harmonised Rate
	Windows	4	m2	36.07	129.85	Harmonised Rate
	Frame/cills	72	lm	9.62	692.64	Harmonised Rate
	Skirtings	228	lm	9.62	2,193.36	Harmonised Rate
	Fascia		lm	9.62		Harmonised Rate
	soffit		lm	9.62		Harmonised Rate
	Frame to Pb balustrade	56	lm	9.62	538.72	Harmonised Rate
	Brackets	28	lm	9.62	269.36	Harmonised Rate
	Boarded soffit		m2	19.23		Harmonised Rate
	Frames	12	lm	9.62	115.44	Harmonised Rate
	Doors	7	m2	19.23	138.46	Harmonised Rate
	Frame	20	lm	9.62	192.40	Harmonised Rate
	Windows	2	m2	36.07	86.57	Harmonised Rate
	DECORATIONS					
				Carried to Summary	£ 35,824.28	
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	90	lm	34.02	3,061.76	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	110	lm	38.58	4,244.03	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS					
				Carried to Summary	£ 7,305.79	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					

	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Renew timber communal loft hatches with fire rated hatches	1	Nr	1,500.00	1,500.00	Provisional Allowance
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		10,865.29	Phoenix Green Quote
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	6	Nr	500.00	3,000.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary	£	17,365.29
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E					
				Carried to Summary	£	1,575.66
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		10,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		7,500.00	
	RISK ITEMS					
				Carried to Summary	£	27,500.00
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	17-41 Scylla					

	GENERALLY				0.00
A	ACCESS TO WORKS AT HEIGHT				77,597.03
B	ROOF REPAIRS				48,922.44
C	WINDOW REPAIRS				13,154.76
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)				43,990.51
E	FAÇADE & STRUCTURAL REPAIRS				28,212.99
F	WALKWAYS & BALCONIES				39,275.68
F	DECORATIONS				35,824.28
G	RAINWATER GOODS				7,305.79
H	FRA WORKS				17,365.29
I	M&E				1,575.66
J	RISK ITEMS				27,500.00
17-41 Scylla		Carried to Section Summary			£ 340,724.43

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>43-67 Scylla</p> <p>43-67 Scylla Road is a terraced block of street accessed residential dwellings with upper level maisonettes accessed through a communal area, with the accommodation being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p>					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	13	Item	33.16	431.05	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	13	Item	66.32	862.10	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	63,028.00	63,028.00	MAC Quote
	Weekly Inspections	15.0	Nr	200.00	3,000.00	
	Remove and refix satellite dish - Provisional	7	nr	86.21	603.47	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			68,223.03	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	6	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch upto 0.5 M2 Replace patch of broken slate upto 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm Replace ally ridge detail Replace ally valley Carry out repalcement lead work to vents on roof All of the above:-	13	Item	1,000.00	13,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective asbestos soffit board	1	Item		13,440.00	Phoenix Green Quote
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	95	Im	20.16	1,915.18	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	125	Im	49.94	6,242.50	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	53	Im	49.94	2,646.82	Historic Rate Tappesfield
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	13	Item	250.00	3,250.00	Provisional Allowance
	ROOF REPAIRS	Carried to Summary £			43,494.50	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	13	dwellings	280.00	3640.00	Historic rates
	Renew trickle vent	13	Nr	19.00	247.00	Historic rates
	Renew handle	13	Nr	16.00	208.00	Historic rates
	Renew hinges	26	Nr	31.00	806.00	Historic rates
	Renew restrictor	13	Nr	14.52	188.76	Historic rates
	Renew tilt and turn top hinge	13	Nr	105.00	1,365.00	Historic rates
	Mastic renewal	13	Item	200.00	2,600.00	Provisional Allowance
	Glazing replacement	13	Item	200.00	2,600.00	Provisional Allowance
	COMMUNAL WINDOW REPAIRS					
	Provisional allowance to overhaul communal windows	20	Nr	75.00	1,500.00	
	WINDOW REPAIRS	Carried to Summary £			13,154.76	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					

Surface Preparation						
Jet washing existing concrete	152	m2	3.75	570.00	Harmonised Rate + net BMI uplift (32.63%)	
Survey						
Carry out visual survey & hammer test to all areas of concrete	152	m2	1.96	297.92	Harmonised Rate + net BMI uplift (32.63%)	
Carry out full cover meter survey to all areas of concrete	152	m2	1.82	276.64	Harmonised Rate + net BMI uplift (32.63%)	
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	51	nr	10.44	528.96	Harmonised Rate + net BMI uplift (32.63%)	
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)	
Concrete Repairs - Please note all quantities are provisional						
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm						
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	8.12	81.20	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70	87.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94	109.40	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84	148.40	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21	232.10	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)	
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.						
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26	132.60	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83	158.30	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07	190.70	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72	237.20	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)	
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.						
Not exceeding 0.01m2. (Provisional Quantity)	50	nr	14.26	713.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	100	nr	26.03	2,603.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (32.63%)	
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.						
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	20.64	206.40	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	40.78	407.80	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16	641.60	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10	761.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50	935.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06	1,150.60	Harmonised Rate + net BMI uplift (32.63%)	
Hairline Cracks						
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstated with Sika MonoTop 615 repair mortar	60	m	8.50	510.00	Historic rate - Juniper House	
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate	

Corrosion Inhibitor						
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)						
Surfaces exceeding 300mm girth	2/sqm	m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	2/Lin.m	lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	152	m2	8.32	1,264.64	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	46	m	4.16	191.36		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	152	m2	17.74	2,696.48	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	46	m	8.87	408.02		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces						
Surfaces exceeding 300mm girth	152	m2	15.09	2,293.68	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	46	m	7.55	347.07		
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks using coloured mortars						
	80	nr	12.50	1,000.00	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	40	m2	35.00	1,400.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	60	nr	25.00	1,500.00		
Areas less than 0.25 sqm/joints/perps	115	m	12.00	1,380.00		
Helical bar across cracking brickwork. Generally to every 3rd course.						
	18	lm	80.00	1,440.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary	£	28,212.99
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL STAIRCASES						
Remove existing vinyl & dispose in skip on site						
	126	m2	30.6	3,855.60	TP Group Quote	
Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis						
	126	m2	30.6	3,855.60	TP Group Quote	
supply and fix stair nosings						
	64	lm	47.4	3,033.60	TP Group Quote	
to prepare & coat upstands, skirtings & stringers						
	192	lm	19.1	3,667.20	TP Group Quote	
supply and lay new decorative resin floor coating to landings/half landings						
	99	m2	123.44	12,220.56	TP Group Quote	
supply and lay new decorative resin floor coating to treads & risers						
	27	m2	123.44	3,332.88	TP Group Quote	
PRIVATE BALCONIES						
Remove existing spartan tiles and dispose of in skip						
	24	m2	7.84	188.16	TP Group Quote	
Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles						
	5	m2	33.84	162.43	TP Group Quote	
Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies						
	7	nr	779.95	5,459.65	TP Group Quote	
Provisional allowance for asphalt repairs						
	7	Item	500.00	3,500.00	Provisional allowance	

WALKWAYS & BALCONIES						
		Carried to Summary £			39,275.68	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	150	m2	23.13	3,469.50	Harmonised Rate + net BMI uplift (28.28%)
	Walls	503	m2	23.13	11,634.39	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	150	m2	24.37	3,655.50	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	503	m2	24.37	12,258.11	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Doors	16	m2	19.23	311.53	Harmonised Rate
	Cupboards	7	m2	19.23	138.46	Harmonised Rate
	Windows	4	m2	36.07	129.85	Harmonised Rate
	Frame/cills	72	lm	9.62	692.64	Harmonised Rate
	Skirtings	228	lm	9.62	2,193.36	Harmonised Rate
	Fascia		lm	9.62		Harmonised Rate
	soffit		lm	9.62		Harmonised Rate
	Frame to Pb balustrade	56	lm	9.62	538.72	Harmonised Rate
	Brackets	28	lm	9.62	269.36	Harmonised Rate
	Boarded soffit		m2	19.23		Harmonised Rate
	Frames	12	lm	9.62	115.44	Harmonised Rate
	Doors	7	m2	19.23	138.46	Harmonised Rate
	Frame	20	lm	9.62	192.40	Harmonised Rate
	Windows	2	m2	36.07	86.57	Harmonised Rate
	DECORATIONS					
		Carried to Summary £			35,824.28	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, and the like	94	lm	34.02	3,197.84	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	91	lm	38.58	3,510.97	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS					
		Carried to Summary £			6,708.81	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					

	Renew timber communal loft hatches with fire rated hatches	1	Nr	1,500.00	1,500.00	Provisional Allowance
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		8,977.97	Phoenix Green Quote
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	6	Nr	500.00	3,000.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary	£ 15,477.97	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E					
				Carried to Summary	£ 1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Asbestos removal	1	Item		10,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		7,500.00	
	Provisional allowance for unforeseen works arising	1	Item		7,500.00	
	RISK ITEMS					
				Carried to Summary	£ 25,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	43-67 Scylla					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				68,223.03	
B	ROOF REPAIRS				43,494.50	
C	WINDOW REPAIRS				13,154.76	
D	FAÇADE & STRUCTURAL REPAIRS				28,212.99	
E	WALKWAYS & BALCONIES				39,275.68	
F	DECORATIONS				35,824.28	

G	RAINWATER GOODS				6,708.81
H	FRA WORKS				15,477.97
I	M&E				1,575.66
J	RISK ITEMS				25,000.00
43-67 Scylla		Carried to Section Summary			£ 276,947.67

Year	Month	Quarterly Data												Annual Total
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
2000	Jan	100	100	100	100	100	100	100	100	100	100	100	100	400
2000	Feb	100	100	100	100	100	100	100	100	100	100	100	100	400
2000	Mar	100	100	100	100	100	100	100	100	100	100	100	100	400
2000	Apr	100	100	100	100	100	100	100	100	100	100	100	100	400
2000	May	100	100	100	100	100	100	100	100	100	100	100	100	400
2000	Jun	100	100	100	100	100	100	100	100	100	100	100	100	400
2000	Jul	100	100	100	100	100	100	100	100	100	100	100	100	400
2000	Aug	100	100	100	100	100	100	100	100	100	100	100	100	400
2000	Sep	100	100	100	100	100	100	100	100	100	100	100	100	400
2000	Oct	100	100	100	100	100	100	100	100	100	100	100	100	400
2000	Nov	100	100	100	100	100	100	100	100	100	100	100	100	400
2000	Dec	100	100	100	100	100	100	100	100	100	100	100	100	400
2001	Jan	100	100	100	100	100	100	100	100	100	100	100	100	400
2001	Feb	100	100	100	100	100	100	100	100	100	100	100	100	400
2001	Mar	100	100	100	100	100	100	100	100	100	100	100	100	400
2001	Apr	100	100	100	100	100	100	100	100	100	100	100	100	400
2001	May	100	100	100	100	100	100	100	100	100	100	100	100	400
2001	Jun	100	100	100	100	100	100	100	100	100	100	100	100	400
2001	Jul	100	100	100	100	100	100	100	100	100	100	100	100	400
2001	Aug	100	100	100	100	100	100	100	100	100	100	100	100	400
2001	Sep	100	100	100	100	100	100	100	100	100	100	100	100	400
2001	Oct	100	100	100	100	100	100	100	100	100	100	100	100	400
2001	Nov	100	100	100	100	100	100	100	100	100	100	100	100	400
2001	Dec	100	100	100	100	100	100	100	100	100	100	100	100	400

INTERNALS - TENANTED					1-10 Vivian				11-13 Vivian				14-29 Vivian				1-15 Manaton				2-116 Manaton						
ITEM	QTY	UNIT	RATE	TOTAL	QTY	UNIT	RATE	TOTAL	QTY	UNIT	RATE	TOTAL	QTY	UNIT	RATE	TOTAL	QTY	UNIT	RATE	TOTAL	QTY	UNIT	RATE	TOTAL			
Electrics																											
Install new LD2 system as Southwark spec to 1 bed/bedsit dwelling		Nr	1,053.71			Nr	1,053.71	0.00		Nr	1,053.71	0.00		Nr	1,053.71	0.00		Nr	1,053.71	0.00		Nr	1,053.71	0.00			
Install new LD2 system as Southwark spec to 2 bed dwelling		Nr	1,225.80			Nr	1,225.80	0.00		Nr	1,225.80	0.00		Nr	1,225.80	0.00		Nr	1,225.80	0.00		Nr	1,225.80	0.00			
Install new LD2 system as Southwark spec to 3 bed dwelling		Nr	1,441.01			Nr	1,441.01	0.00		Nr	1,441.01	0.00		Nr	1,441.01	0.00		Nr	1,441.01	0.00		Nr	1,441.01	0.00			
Install new LD2 system as Southwark spec to 4 bed dwelling		Nr	1,655.76			Nr	1,655.76	0.00		Nr	1,655.76	0.00		Nr	1,655.76	0.00		Nr	1,655.76	0.00		Nr	1,655.76	0.00			
Allowance for additional alarm & CO detector (provisional)		Nr	450.00			Nr	450.00	0.00		Nr	450.00	0.00		0	Nr	450.00	0.00		Nr	450.00	0.00		Nr	450.00	0.00		
FRA																											
Provisional Allowance for compartmentation works		Nr	3,000.00			Nr	3,000.00	0.00		Nr	3,000.00	0.00		0	Nr	3,000.00	0.00		0	Nr	3,000.00	0.00		0	Nr	3,000.00	0.00
		Carried to Summary		£	£0.00		Carried to Summary		£	£0.00		Carried to Summary		£	£0.00		Carried to Summary		£	£0.00		Carried to Summary		£	£0.00		

BLOCK	Nr	OWNERSHIP DESC	PROPERTY TYPE	BEDROOMS	KITCHEN	BATH	WC
1-10 Vivian Square	1	LBS (RESIDENTIAL)	FLAT	2			
1-10 Vivian Square	2	LBS (RESIDENTIAL)	FLAT	2	1	1	
1-10 Vivian Square	3	LBS (RESIDENTIAL)	FLAT	2			
1-10 Vivian Square	4	SOLD RTB LEASEHOLD	FLAT	2			
1-10 Vivian Square	5	LBS (RESIDENTIAL)	FLAT	2			
1-10 Vivian Square	6	LBS (RESIDENTIAL)	FLAT	2	1	1	
1-10 Vivian Square	7	LBS (RESIDENTIAL)	FLAT	2			
1-10 Vivian Square	8	LBS (RESIDENTIAL)	FLAT	2			
1-10 Vivian Square	9	LBS (RESIDENTIAL)	FLAT	2			
1-10 Vivian Square	10	LBS (RESIDENTIAL)	FLAT	2			
11-13 Vivian Square	11	LBS (RESIDENTIAL)	FLAT	4			
11-13 Vivian Square	12	LBS (RESIDENTIAL)	FLAT	4			
11-13 Vivian Square	13	LBS (RESIDENTIAL)	FLAT	4			
14-29 Vivian Square	14	LBS (RESIDENTIAL)	FLAT	2			
14-29 Vivian Square	15	LBS (RESIDENTIAL)	FLAT	2			
14-29 Vivian Square	16	SOLD RTB LEASEHOLD	FLAT	2			
14-29 Vivian Square	17	LBS (RESIDENTIAL)	FLAT	2			
14-29 Vivian Square	18	LBS (RESIDENTIAL)	FLAT	2			
14-29 Vivian Square	19	SOLD RTB LEASEHOLD	FLAT	2			
14-29 Vivian Square	20	LBS (RESIDENTIAL)	FLAT	2			
14-29 Vivian Square	21	LBS (RESIDENTIAL)	FLAT	2			
14-29 Vivian Square	22	LBS (RESIDENTIAL)	FLAT	2			
14-29 Vivian Square	23	LBS (RESIDENTIAL)	FLAT	2			
14-29 Vivian Square	24	LBS (RESIDENTIAL)	FLAT	1			
14-29 Vivian Square	25	LBS (RESIDENTIAL)	FLAT	2			
14-29 Vivian Square	26	LBS (RESIDENTIAL)	FLAT	2			
14-29 Vivian Square	27	SOLD RTB LEASEHOLD	FLAT	2			
14-29 Vivian Square	28	LBS (RESIDENTIAL)	FLAT	2			
14-29 Vivian Square	29	SOLD RTB LEASEHOLD	FLAT	1			
1-15 Manaton	1	LBS (RESIDENTIAL)	FLAT	3			
1-15 Manaton	3	LBS (RESIDENTIAL)	FLAT	3			
1-15 Manaton	5	LBS (RESIDENTIAL)	FLAT	1	1	1	
1-15 Manaton	7	LBS (RESIDENTIAL)	FLAT	2	1	1	
1-15 Manaton	9	LBS (RESIDENTIAL)	FLAT	2			
1-15 Manaton	11	LBS (RESIDENTIAL)	FLAT	1			
1-15 Manaton	13	LBS (RESIDENTIAL)	FLAT	4			
1-15 Manaton	15	LBS (RESIDENTIAL)	FLAT	3			
2-116 Manaton	2	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	4	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	6	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	8	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	10	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	12	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	14	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	16	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	18	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	20	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	22	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	24	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	26	SOLD RTB LEASEHOLD	FLAT	1			
2-116 Manaton	28	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	30	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	32	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	34	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	36	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	38	LBS (RESIDENTIAL)	FLAT	1			

6.8

2-116 Manaton	40	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	42	SOLD RTB LEASEHOLD	FLAT	1			
2-116 Manaton	44	SOLD RTB LEASEHOLD	FLAT	1			
2-116 Manaton	46	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	48	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	50	SOLD RTB LEASEHOLD	FLAT	1			
2-116 Manaton	52	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	54	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	56	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	58	SOLD RTB LEASEHOLD	FLAT	1			
2-116 Manaton	60	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	62	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	64	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	66	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	68	SOLD RTB LEASEHOLD	FLAT	1			
2-116 Manaton	70	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	72	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	74	LBS (RESIDENTIAL)	FLAT	2			
2-116 Manaton	76	LBS (RESIDENTIAL)	FLAT	2			
2-116 Manaton	78	LBS (RESIDENTIAL)	FLAT	2			
2-116 Manaton	80	LBS (RESIDENTIAL)	FLAT	2			
2-116 Manaton	82	SOLD RTB LEASEHOLD	FLAT	2			
2-116 Manaton	84	LBS (RESIDENTIAL)	FLAT	2			
2-116 Manaton	86	SOLD RTB LEASEHOLD	FLAT	2			
2-116 Manaton	88	SOLD RTB LEASEHOLD	FLAT	2			
2-116 Manaton	90	LBS (RESIDENTIAL)	FLAT	4			
2-116 Manaton	92	LBS (RESIDENTIAL)	FLAT	4			
2-116 Manaton	94	LBS (RESIDENTIAL)	FLAT	4			
2-116 Manaton	96	LBS (RESIDENTIAL)	FLAT	2			
2-116 Manaton	98	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	100	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	102	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	104	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	106	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	108	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	110	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	112	LBS (RESIDENTIAL)	FLAT	1			
2-116 Manaton	114	SOLD RTB LEASEHOLD	FLAT	1			
2-116 Manaton	116	LBS (RESIDENTIAL)	FLAT	1	48		
17-51 Manaton Close	17	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	19	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	21	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	23	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	25	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	27	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	29	SOLD RTB LEASEHOLD	FLAT	1			
17-51 Manaton Close	31	LBS (IN-HOUSE - HOMELESS)	FLAT	1			
17-51 Manaton Close	33	SOLD RTB LEASEHOLD	FLAT	1			
17-51 Manaton Close	35	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	37	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	39	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	41	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	43	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	45	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	47	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	49	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	51	LBS (RESIDENTIAL)	FLAT	1			
67-89 Manaton Close	67	SOLD RTB LEASEHOLD	FLAT	2			
67-89 Manaton Close	68	SOLD RTB LEASEHOLD	FLAT	1			

67-89 Manaton Close	69	SOLD RTB LEASEHOLD	FLAT	2			
67-89 Manaton Close	70	LBS (RESIDENTIAL)	FLAT	1			
67-89 Manaton Close	71	SOLD RTB LEASEHOLD	FLAT	2			
67-89 Manaton Close	72	LBS (RESIDENTIAL)	FLAT	1			
67-89 Manaton Close	73	LBS (RESIDENTIAL)	FLAT	2			
67-89 Manaton Close	74	LBS (RESIDENTIAL)	FLAT	2			
67-89 Manaton Close	75	SOLD RTB LEASEHOLD	FLAT	2			
67-89 Manaton Close	76	LBS (RESIDENTIAL)	FLAT	2			
67-89 Manaton Close	77	SOLD RTB LEASEHOLD	FLAT	2			
67-89 Manaton Close	78	LBS (RESIDENTIAL)	FLAT	2			
67-89 Manaton Close	79	SOLD RTB LEASEHOLD	FLAT	2			
67-89 Manaton Close	80	LBS (RESIDENTIAL)	FLAT	2			
67-89 Manaton Close	81	SOLD RTB LEASEHOLD	FLAT	2			
67-89 Manaton Close	82	SOLD RTB LEASEHOLD	FLAT	2			
67-89 Manaton Close	83	LBS (RESIDENTIAL)	FLAT	2			
67-89 Manaton Close	84	LBS (RESIDENTIAL)	FLAT	2			
67-89 Manaton Close	85	LBS (RESIDENTIAL)	FLAT	2			
67-89 Manaton Close	86	SOLD RTB LEASEHOLD	FLAT	2			
67-89 Manaton Close	87	SOLD RTB LEASEHOLD	FLAT	2			
67-89 Manaton Close	88	SOLD RTB LEASEHOLD	FLAT	2			
67-89 Manaton Close	89	SOLD RTB LEASEHOLD	FLAT	2			
118-122 Manaton	118	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	4			
118-122 Manaton	120	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	2			
118-122 Manaton	122	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	2	0		
1-203 Wivenhoe	1	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	3	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	5	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	7	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	9	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	11	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	13	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	15	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	17	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	19	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	21	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	23	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	25	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	27	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	29	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	31	LBS (RESIDENTIAL)	FLAT	1	1	1	
1-203 Wivenhoe	33	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	35	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	37	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	39	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	41	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	43	LBS (RESIDENTIAL)	FLAT	1	1	1	
1-203 Wivenhoe	45	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	47	LBS (RESIDENTIAL)	FLAT	1	1		
1-203 Wivenhoe	49	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	51	SOLD RTB LEASEHOLD	FLAT	1			
1-203 Wivenhoe	53	LBS (RESIDENTIAL)	FLAT	1		1	
1-203 Wivenhoe	55	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	57	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	59	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	61	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	63	LBS (RESIDENTIAL)	FLAT	1	1	1	
1-203 Wivenhoe	65	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	67	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	69	LBS (RESIDENTIAL)	FLAT	1			

6.8

1-203 Wivenhoe	71	LBS (RESIDENTIAL)	FLAT	1	1	1
1-203 Wivenhoe	73	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	75	LBS (RESIDENTIAL)	FLAT	1	1	
1-203 Wivenhoe	77	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	79	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	81	LBS (RESIDENTIAL)	FLAT	1	1	1
1-203 Wivenhoe	83	LBS (RESIDENTIAL)	FLAT	1	1	1
1-203 Wivenhoe	85	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	87	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	89	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	91	LBS (RESIDENTIAL)	FLAT	3		
1-203 Wivenhoe	93	LBS (RESIDENTIAL)	FLAT	2	1	1
1-203 Wivenhoe	95	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	97	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	99	SOLD RTB LEASEHOLD	FLAT	1		
1-203 Wivenhoe	101	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	103	LBS (RESIDENTIAL)	FLAT	1	1	1
1-203 Wivenhoe	105	LBS (RESIDENTIAL)	FLAT	1	1	1
1-203 Wivenhoe	107	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	109	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	111	LBS (RESIDENTIAL)	FLAT	1	1	1
1-203 Wivenhoe	113	LBS (RESIDENTIAL)	FLAT	0	1	1
1-203 Wivenhoe	115	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	117	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	119	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	121	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	123	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	125	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	127	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	129	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	131	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	133	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	135	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	137	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	139	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	141	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	143	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	145	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	147	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	149	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	151	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	153	LBS (RESIDENTIAL)	FLAT	1	1	1
1-203 Wivenhoe	155	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	157	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	159	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	161	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	163	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	165	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	167	LBS (RESIDENTIAL)	FLAT	1		1
1-203 Wivenhoe	169	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	171	LBS (RESIDENTIAL)	FLAT	1	1	1
1-203 Wivenhoe	173	LBS (RESIDENTIAL)	FLAT	1	1	1
1-203 Wivenhoe	175	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	177	LBS (RESIDENTIAL)	FLAT	1	1	1
1-203 Wivenhoe	179	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	181	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	183	LBS (RESIDENTIAL)	FLAT	1		
1-203 Wivenhoe	185	SOLD RTB LEASEHOLD	FLAT	1		
1-203 Wivenhoe	187	LBS (RESIDENTIAL)	FLAT	1		

1-203 Wivenhoe	189	LBS (RESIDENTIAL)	FLAT	1	99	1	1
1-203 Wivenhoe	191	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	193	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	195	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	197	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	199	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	201	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	203	LBS (RESIDENTIAL)	FLAT	1			
2-52 Wivenhoe	2	LBS (RESIDENTIAL)	FLAT	2	16		
2-52 Wivenhoe	4	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	6	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	8	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	10	SOLD RTB LEASEHOLD	FLAT	1			
2-52 Wivenhoe	12	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	14	SOLD RTB LEASEHOLD	FLAT	2			
2-52 Wivenhoe	16	SOLD RTB LEASEHOLD	FLAT	2			
2-52 Wivenhoe	18	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	20	LBS (RESIDENTIAL)	FLAT	1			
2-52 Wivenhoe	22	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	24	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	26	SOLD RTB LEASEHOLD	FLAT	2			
2-52 Wivenhoe	28	SOLD RTB LEASEHOLD	FLAT	2			
2-52 Wivenhoe	30	SOLD RTB LEASEHOLD	FLAT	2			
2-52 Wivenhoe	32	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	34	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	36	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	38	SOLD RTB LEASEHOLD	FLAT	2			
2-52 Wivenhoe	40	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	42	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	44	SOLD RTB LEASEHOLD	FLAT	2			
2-52 Wivenhoe	46	SOLD RTB LEASEHOLD	FLAT	2			
2-52 Wivenhoe	48	SOLD RTB LEASEHOLD	FLAT	2			
2-52 Wivenhoe	50	LBS (RESIDENTIAL)	FLAT	2			
2-52 Wivenhoe	52	LBS (RESIDENTIAL)	FLAT	2			
54-82 Wivenhoe Close	54	LBS (RESIDENTIAL)	FLAT	3	11		
54-82 Wivenhoe Close	56	SOLD RTB LEASEHOLD	FLAT	3			
54-82 Wivenhoe Close	58	LBS (RESIDENTIAL)	FLAT	3			
54-82 Wivenhoe Close	60	LBS (RESIDENTIAL)	FLAT	3			
54-82 Wivenhoe Close	62	LBS (RESIDENTIAL)	FLAT	3			
54-82 Wivenhoe Close	64	SOLD RTB LEASEHOLD	FLAT	3			
54-82 Wivenhoe Close	66	SOLD RTB LEASEHOLD	FLAT	3			
54-82 Wivenhoe Close	68	LBS (RESIDENTIAL)	FLAT	3			
54-82 Wivenhoe Close	70	SOLD RTB LEASEHOLD	FLAT	3			
54-82 Wivenhoe Close	72	LBS (RESIDENTIAL)	FLAT	1			
54-82 Wivenhoe Close	74	LBS (RESIDENTIAL)	FLAT	1			
54-82 Wivenhoe Close	76	LBS (RESIDENTIAL)	FLAT	1			
54-82 Wivenhoe Close	78	LBS (RESIDENTIAL)	FLAT	1			
54-82 Wivenhoe Close	80	LBS (RESIDENTIAL)	FLAT	1			
54-82 Wivenhoe Close	82	LBS (RESIDENTIAL)	FLAT	1			
84-100 Wivenhoe	84	LBS (RESIDENTIAL)	FLAT	2	7		
84-100 Wivenhoe	86	SOLD RTB LEASEHOLD	FLAT	2			
84-100 Wivenhoe	88	SOLD RTB LEASEHOLD	FLAT	2			
84-100 Wivenhoe	90	LBS (RESIDENTIAL)	FLAT	2			
84-100 Wivenhoe	92	LBS (RESIDENTIAL)	FLAT	2			
84-100 Wivenhoe	94	LBS (RESIDENTIAL)	FLAT	2			
84-100 Wivenhoe	96	LBS (RESIDENTIAL)	FLAT	2			
84-100 Wivenhoe	98	LBS (RESIDENTIAL)	FLAT	2			
84-100 Wivenhoe	100	LBS (RESIDENTIAL)	FLAT	4			
102-128 Wivenhoe Close	102	SOLD RTB LEASEHOLD	FLAT	2			

6.8

102-128 Wivenhoe Close	104	LBS (RESIDENTIAL)	FLAT	2		1	1	
102-128 Wivenhoe Close	106	LBS (RESIDENTIAL)	FLAT	2				
102-128 Wivenhoe Close	108	LBS (RESIDENTIAL)	FLAT	2				
102-128 Wivenhoe Close	110	LBS (RESIDENTIAL)	FLAT	2		1	1	
102-128 Wivenhoe Close	112	SOLD RTB LEASEHOLD	FLAT	2				
102-128 Wivenhoe Close	114	LBS (RESIDENTIAL)	FLAT	2				
102-128 Wivenhoe Close	116	LBS (RESIDENTIAL)	FLAT	2				
102-128 Wivenhoe Close	118	SOLD RTB LEASEHOLD	FLAT	4				
102-128 Wivenhoe Close	120	SOLD RTB LEASEHOLD	FLAT	2				
102-128 Wivenhoe Close	122	SOLD RTB LEASEHOLD	FLAT	2				
102-128 Wivenhoe Close	124	LBS (RESIDENTIAL)	FLAT	2				
102-128 Wivenhoe Close	126	LBS (RESIDENTIAL)	FLAT	2		1	1	
102-128 Wivenhoe Close	128	LBS (RESIDENTIAL)	FLAT	2	9			
1-10 Galatea Square	1	SOLD RTB LEASEHOLD	FLAT	2				
1-10 Galatea Square	2	LBS (RESIDENTIAL)	FLAT	2				
1-10 Galatea Square	3	LBS (RESIDENTIAL)	FLAT	2				
1-10 Galatea Square	4	LBS (RESIDENTIAL)	FLAT	2				
1-10 Galatea Square	5	LBS (RESIDENTIAL)	FLAT	2				
1-10 Galatea Square	6	LBS (RESIDENTIAL)	FLAT	2				
1-10 Galatea Square	7	LBS (RESIDENTIAL)	FLAT	2				
1-10 Galatea Square	8	LBS (RESIDENTIAL)	FLAT	2				
1-10 Galatea Square	9	LBS (RESIDENTIAL)	FLAT	2				
1-10 Galatea Square	10	LBS (RESIDENTIAL)	FLAT	2	9			
11-25 Galatea Square	11	LBS (RESIDENTIAL)	FLAT	1				
11-25 Galatea Square	12	LBS (RESIDENTIAL)	FLAT	1				
11-25 Galatea Square	13	LBS (RESIDENTIAL)	FLAT	1				
11-25 Galatea Square	14	SOLD RTB LEASEHOLD	FLAT	1				
11-25 Galatea Square	15	LBS (RESIDENTIAL)	FLAT	1				
11-25 Galatea Square	16	LBS (RESIDENTIAL)	FLAT	1				
11-25 Galatea Square	17	LBS (RESIDENTIAL)	FLAT	1				
11-25 Galatea Square	18	LBS (RESIDENTIAL)	FLAT	1				
11-25 Galatea Square	19	LBS (RESIDENTIAL)	FLAT	1				
11-25 Galatea Square	20	LBS (RESIDENTIAL)	FLAT	1				
11-25 Galatea Square	21	LBS (RESIDENTIAL)	FLAT	1				
11-25 Galatea Square	22	LBS (RESIDENTIAL)	FLAT	1				
11-25 Galatea Square	23	LBS (RESIDENTIAL)	FLAT	1				
11-25 Galatea Square	24	SOLD RTB LEASEHOLD	FLAT	1				
11-25 Galatea Square	25	LBS (RESIDENTIAL)	FLAT	1	13			
28-29 Galatea Square	28	LBS (RESIDENTIAL)	FLAT	4				
28-29 Galatea Square	29	LBS (RESIDENTIAL)	FLAT	4	2			
30-68 Galatea	30	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	31	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	32	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	33	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	34	SOLD RTB LEASEHOLD	FLAT	1				
30-68 Galatea	35	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	36	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	37	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	38	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	39	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	40	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	41	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	42	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	43	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	44	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	45	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	46	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	47	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	48	LBS (RESIDENTIAL)	FLAT	1				

6.8

30-68 Galatea	49	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	50	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	51	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	52	SOLD RTB LEASEHOLD	FLAT	1			
30-68 Galatea	53	SOLD RTB LEASEHOLD	FLAT	1			
30-68 Galatea	54	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	55	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	56	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	57	SOLD RTB LEASEHOLD	FLAT	1			
30-68 Galatea	58	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	59	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	60	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	61	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	62	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	63	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	64	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	65	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	66	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	67	LBS (RESIDENTIAL)	FLAT	1			
30-68 Galatea	68	LBS (RESIDENTIAL)	FLAT	1	35		
31-45 Philip Walk	31	SOLD RTB LEASEHOLD	FLAT	3			
31-45 Philip Walk	33	LBS (RESIDENTIAL)	FLAT	3			
31-45 Philip Walk	35	SOLD RTB LEASEHOLD	FLAT	1			
31-45 Philip Walk	37	LBS (RESIDENTIAL)	FLAT	2			
31-45 Philip Walk	39	LBS (RESIDENTIAL)	FLAT	2		1	
31-45 Philip Walk	41	LBS (RESIDENTIAL)	FLAT	1			
31-45 Philip Walk	43	LBS (RESIDENTIAL)	FLAT	4			
31-45 Philip Walk	45	LBS (RESIDENTIAL)	FLAT	3	6		
6-18 Heaton Road	6	LBS (RESIDENTIAL)	FLAT	4			
6-18 Heaton Road	8	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	4			
6-18 Heaton Road	10	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	4			
6-18 Heaton Road	12	LBS (RESIDENTIAL)	FLAT	4			
6-18 Heaton Road	14	LBS (RESIDENTIAL)	FLAT	4			
6-18 Heaton Road	16	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	4			
6-18 Heaton Road	18	LBS (RESIDENTIAL)	FLAT	4	4		
22-32 Heaton Road	22	LBS (RESIDENTIAL)	FLAT	4			
22-32 Heaton Road	24	LBS (RESIDENTIAL)	FLAT	3			
22-32 Heaton Road	26	LBS (RESIDENTIAL)	FLAT	4			
22-32 Heaton Road	28	SOLD RTB LEASEHOLD	FLAT	4			
22-32 Heaton Road	30	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	2			
22-32 Heaton Road	32	LBS (RESIDENTIAL)	FLAT	4	4		
34-44 Heaton Road	34	LBS (RESIDENTIAL)	FLAT	4			
34-44 Heaton Road	36	LBS (RESIDENTIAL)	FLAT	4			
34-44 Heaton Road	38	LBS (RESIDENTIAL)	FLAT	4			
34-44 Heaton Road	40	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	4			
34-44 Heaton Road	42	LBS (RESIDENTIAL)	FLAT	4	4		
1-12 Huguenot Square	1	LBS (RESIDENTIAL)	FLAT	2			
1-12 Huguenot Square	2	LBS (RESIDENTIAL)	FLAT	2			
1-12 Huguenot Square	3	LBS (RESIDENTIAL)	FLAT	2			
1-12 Huguenot Square	4	SOLD RTB LEASEHOLD	FLAT	2			
1-12 Huguenot Square	5	SOLD RTB LEASEHOLD	FLAT	2			
1-12 Huguenot Square	6	LBS (RESIDENTIAL)	FLAT	2			
1-12 Huguenot Square	7	SOLD RTB LEASEHOLD	FLAT	2			
1-12 Huguenot Square	8	SOLD RTB LEASEHOLD	FLAT	2			
1-12 Huguenot Square	9	SOLD RTB LEASEHOLD	FLAT	2			
1-12 Huguenot Square	10	LBS (RESIDENTIAL)	FLAT	2			
1-12 Huguenot Square	11	LBS (RESIDENTIAL)	FLAT	2			
1-12 Huguenot Square	12	SOLD RTB LEASEHOLD	FLAT	2	6		
13-15 Huguenot Square	13	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	4			

13-15 Huguenot Square	14	LBS (RESIDENTIAL)	FLAT	4	2	1	1	
13-15 Huguenot Square	15	LBS (RESIDENTIAL)	FLAT	4				
16-18 Huguenot Square	16	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	4	2			
16-18 Huguenot Square	17	LBS (RESIDENTIAL)	FLAT	4				
16-18 Huguenot Square	18	LBS (RESIDENTIAL)	FLAT	4				
19-26 Huguenot Square	19	SOLD RTB LEASEHOLD	FLAT	2				
19-26 Huguenot Square	20	SOLD RTB LEASEHOLD	FLAT	2	4			
19-26 Huguenot Square	21	SOLD RTB LEASEHOLD	FLAT	2				
19-26 Huguenot Square	22	SOLD RTB LEASEHOLD	FLAT	2				
19-26 Huguenot Square	23	LBS (RESIDENTIAL)	FLAT	2				
19-26 Huguenot Square	24	LBS (RESIDENTIAL)	FLAT	2				
19-26 Huguenot Square	25	LBS (RESIDENTIAL)	FLAT	2				
19-26 Huguenot Square	26	LBS (RESIDENTIAL)	FLAT	2				
12-22 Philip Walk	12	LBS (RESIDENTIAL)	FLAT	3				
12-22 Philip Walk	14	LBS (RESIDENTIAL)	FLAT	3				
12-22 Philip Walk	16	LBS (RESIDENTIAL)	FLAT	3				
12-22 Philip Walk	18	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	3				
12-22 Philip Walk	20	LBS (RESIDENTIAL)	FLAT	3				
12-22 Philip Walk	22	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	4				
24-30 Philip Walk	24	LBS (RESIDENTIAL)	FLAT	3	4			
24-30 Philip Walk	26	LBS (RESIDENTIAL)	FLAT	3				
24-30 Philip Walk	28	LBS (RESIDENTIAL)	FLAT	3				
24-30 Philip Walk	30	LBS (RESIDENTIAL)	FLAT	3				
32-40 Philip Walk	32	LBS (RESIDENTIAL)	FLAT	3	2			
32-40 Philip Walk	34	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	3				
32-40 Philip Walk	36	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	3				
32-40 Philip Walk	38	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	3				
32-40 Philip Walk	40	LBS (RESIDENTIAL)	FLAT	3				
17-41 Scylla Road	17	LBS (RESIDENTIAL)	FLAT	3	8	1	1	
17-41 Scylla Road	19	LBS (RESIDENTIAL)	FLAT	3				
17-41 Scylla Road	21	SOLD RTB LEASEHOLD	FLAT	3				
17-41 Scylla Road	23	SOLD RTB LEASEHOLD	FLAT	3				
17-41 Scylla Road	25	LBS (RESIDENTIAL)	FLAT	3				
17-41 Scylla Road	27	LBS (RESIDENTIAL)	FLAT	3				
17-41 Scylla Road	29	SOLD RTB LEASEHOLD	FLAT	3				
17-41 Scylla Road	31	LBS (RESIDENTIAL)	FLAT	3				
17-41 Scylla Road	33	LBS (RESIDENTIAL)	FLAT	1				
17-41 Scylla Road	35	SOLD RTB LEASEHOLD	FLAT	1				
17-41 Scylla Road	37	LBS (RESIDENTIAL)	FLAT	1				
17-41 Scylla Road	39	SOLD RTB LEASEHOLD	FLAT	1				
17-41 Scylla Road	41	LBS (RESIDENTIAL)	FLAT	1				
43-67 Scylla Road	43	LBS (RESIDENTIAL)	FLAT	3				
43-67 Scylla Road	45	SOLD RTB LEASEHOLD	FLAT	3				
43-67 Scylla Road	47	LBS (RESIDENTIAL)	FLAT	3				
43-67 Scylla Road	49	LBS (RESIDENTIAL)	FLAT	3				
43-67 Scylla Road	51	LBS (RESIDENTIAL)	FLAT	3				
43-67 Scylla Road	53	SOLD RTB LEASEHOLD	FLAT	3				
43-67 Scylla Road	55	LBS (RESIDENTIAL)	FLAT	3				
43-67 Scylla Road	57	SOLD RTB LEASEHOLD	FLAT	3				
43-67 Scylla Road	59	LBS (RESIDENTIAL)	FLAT	1				
43-67 Scylla Road	61	SOLD RTB LEASEHOLD	FLAT	1				
43-67 Scylla Road	63	SOLD RTB LEASEHOLD	FLAT	1				
43-67 Scylla Road	65	LBS (RESIDENTIAL)	FLAT	1				
43-67 Scylla Road	67	LBS (RESIDENTIAL)	FLAT	1				

OVERVIEW AND SCRUTINY COMMITTEE

MUNICIPAL YEAR 24/25

AGENDA DISTRIBUTION LIST (OPEN)

NOTE: Original held by Scrutiny Team; all amendments/queries to Everton Roberts Tel: 020 7525 7221

Name	No of copies	Name	No of copies
Overview and Scrutiny Committee Members		Officers	
Paper copy		Joseph Brown – Cabinet Office	
Councillor Suzanne Abachor	1	Arthur Holmes – Cabinet Office	
Councillor Victor Chamberlain	1	Euan Cadzow-Webb – Liberal	
Councillor Laura Johnson	1	Democrat Group Office	
Electronic Versions (no hard copy)		Paper copy	
Councillor Ian Wingfield		Sarah Feasey, Legal Department	
Councillor Irina Von Wiese		Everton Roberts, Governance and	
Councillor Cassandra Brown		Assurance (Spares)	
Councillor Sam Foster			
Councillor Richard Leeming			
Councillor Margy Newens			
Councillor Catherine Rose			
Councillor Martin Seaton			
Martin Brecknell			
Lynette Murphy-O'Dwyer			
Jonathan Clay			
Marcin Jagodzinski			
RESERVES			
Councillor Rachel Bentley			
Councillor Maggie Browning			
Councillor Sunil Chopra			
Councillor Sabina Emmanuel			
Councillor Barrie Hargrove			
Councillor Jon Hartley			
Councillor Esme Hicks			
Councillor Richard Livingstone			
Councillor Jane Salmon			
Councillor Michael Situ			
Councillor Cleo Soanes			
		Total paper copies	
		14	
		Dated: July 2024	