Open Agenda



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

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.

• Appendix 1: Task Order Price – priced schedule of works

Note: It has not been possible to display page 215 correctly

Contact

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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.

Main Summary - APPENDIX 1 LBS PECKHAM AND NUNHEAD CONSORT ESTATE										
		MAIN SUMMAR	RY							
I	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 co	osts		£166,774.70						
N/A	Emergency Works			£996,808.62						
		s	ub 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 (C	0)	£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 (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 Clos	e (E)		£248,594.71						
16	102-128 Wivenhoe Clo	ose (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						

	Total (excl vat):-	#REF!
38	Design Fees:-	#REF!
37	Profit @ 5%:-	#REF!
36	Central Office Overhead @ 1%:-	#REF!
	Sub Total:-	#REF!
	Sub Total Internals:-	£5,579,362.9
35	Internals - Leaseholder	
34	Internals - Tenanted	£5,579,362.9
	Sub Total External and Communal:-	#REF!
33	43-67 Scylla Road (O)	£276,947.6
32	17-41 Scylla Road (O)	£340,724.4
31	32-40 Philip Walk (E)	£71,679.0
30	24-30 Philip Walk (E)	£72,748.3
29	12-22 Philip Walk (E)	£74,266.8
28	19-26 Huguenot Square	£127,673.4
27	16-18 Huguenot Square	£85,320.0
26	13-15 Huguenot Square	£84,065.6
25	1-12 Huguenot Square	£165,301.9
24	34-44 Heaton Road (E)	£80,108.
23	22-32 Heaton Road (E)	£86,544.
22	6-18 Heaton Road (E)	£85,586.
21	31-45 Philip Walk (O)	£207,035.
20	30-68 Galatea Square	£675,196.

Notes

•Emergency lighting has only been included to 31-45 Philip Walk.

•Temporary Lighting to all blocks to assist loft space works.

17238251.13

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

C

	BREAKDOWN COMMUNAL WORKS																																
Ref	External and Communal Works	1-10 Vivian Square	11-13 Vivian Square	14-29 Vivian Square	e 1-15 Manaton Close	2-116 Manaton Close	17-51 Manaton Close	67-89 Manaton Close	118-122 Manaton Close	1-203 Wivenhoe Close	1-203 Wivenhoe SHU	2-52 Wivenhoe Close	54-82 Wivenhoe Close	84-100 Wivenhoe Close	102-128 Wivenhoe Close	1-10 Galatea Square	11-25 Galatea Square	28-29 Galatea Square	30-68 Galatea	31-45 Philip Walk	6-18 Heaton Road	22-32 Heaton Road	34-44 Heaton Road	1-12 Huguenot Square	13-15 Huguenot Square	16-18 Huguenot Square	19-26 Huguenot Square	12-22 Philip Walk	24-30 Philip Walk	32-40 Philip Walk 1	17-41 Scylla Road	43-67 Scylla Road	Total
1.00	PRELIMINARY COSTS	19,886.08	7,541.02	26,695.29	26,217.04	130,914.53	27,088.10	24,649.32	-	192,095.37	13,219.75	46,264.47	37,737.65	29,893.97	24,292.50	15,940.39	50,254.37	4,621.56	81,193.65	24,896.35	10,291.90	10,407.07	9,633.15	19,877.87	10,109.05	10,259.90	15,352.96	8,930.73	8,748.12	8,619.53	40,972.74	33,303.47	969,907.89
1.01	PRE-CONSTRUCTION FEES	3,419.39	1,296.67	4,590.23	4,507.99	22,510.62	4,657.77	4,238.43	-	33,030.61	2,273.12	7,955.13	6,488.95	5,140.24	4,177.07	2,740.93	8,641.19	794.67	13,961.17	4,280.90	1,769.68	1,789.49	1,656.41	3,417.98	1,738.24	1,764.18	2,639.93	1,535.63	1,504.23	1,482.12	7,045.22	5,726.50	166,774.70
1.02	EMERGENCY WORKS									996,808.62																							996,808.62
2.00	EXTERNAL WORKS																																
2.01	GENERALLY																																
2.02	ACCESS TO WORKS AT HEIGHT	48,424.19	24,799.35	66,028.65	5 35,394.04	130,067.90	35,195.65	36,587.80		274,303.30	_	97,205.43	42,678.08	88,740.61	51,565.50	31,266.19	47,046.97	16,377.78	88,015.83	40,336.04	34,012.73	29,838.41	26,456.41	34,576.34	31,055.78	32,255.78	26,320.04	23,430.73	19,065.73	20,029.73	77,597.03	68,223.03	1,576,895.02
2.03	ROOF REPAIRS	40,552.37	8,276.65	55,284.33	3 11,371.16	142,360.07	42,335.54	63,454.28		264,262.74	-	95,271.55	29,920.53	53,603.43	38,345.77	27,884.33	21,914.60	7,415.48	- 59,200.58	10,798.63	12,079.10	15,419.37	14,079.23	34,108.12	5,686.43	5,702.94	22,852.22	12,416.44	16,684.25	14,243.42	48,922.44	43,494.50	1,217,940.50
				-		-	-	-		-	-	-	-	-	-				-	-	-	-	-	-	-	-	-	-	-	-		-	-
2.04	WINDOW REPAIRS	11,465.20	3,439.56	18,344.32	7,606.16	66,498.16	18,344.32	26,369.96		100,102.92	26,037.12	29,809.52	18,322.80	10,318.68	16,051.28	11,465.20	24,473.52	2,293.04	46,555.38	7,172.16	4,586.08	5,732.60	5,732.60	13,758.24	2,293.04	2,293.04	9,172.16	4,586.08	4,586.08	4,586.08	13,154.76	13,154.76	528,304.82
2.05	COMMUNAL DOOR ENTRY SYSTEMS (PROVISIONAL)				13,303.64	87,907.53	-	-		96,780.96						-	51,054.87		116,503.91	13,539.57											43,990.51		423,080.99
2.06	FAÇADE & STRUCTURAL REPAIRS	7,187.32	7,654.54	11,968.15		55,206.21	29,016.29	18,687.37		92,211.95	-	28,479.00	29,393.26	14,628.07	23,954.00	9,609.26	18,764.01	4,228.90	20,383.12	38,178.97	9,447.19	9,152.45	8,160.95	6,321.33	5,261.39	5,261.39	8,614.75	7,825.36	7,115.09	7,994.90	28,212.99	28,212.99	582,018.88
				-		-	-	-		-	-	-	-	-	-				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.07	WALKWAYS & BALCONIES	10,786.65	-	20,076.44	12,423.22	146,200.33	16,723.32	-		211,450.78	-	-	42,182.30	20,431.95	15,100.75		70,199.97	-	120,767.32	12,385.35	-	-	-	12,943.98	-	-	8,629.32	-	-	-	39,275.68	39,275.68	871,611.04
2.08	DECORATIONS	5,559.38	305.83	5,438.65	9,468.51	97,605.84	45,136.17 -	6,391.32		251,942.28	13,931.30	21,977.52	35,824.28	21,977.52	4,578.29	5,559.38	43,744.51	264.51	109,317.70	8,011.00	1,565.37	1,081.08	1,081.08	8,732.51	305.83	305.83	8,732.51	1,067.65	908.06	908.06	35,824.28	35,824.28	783,370.52
2.09	RAINWATER GOODS	4,745.40	1,423.62	5,178.64	2,237.73	21,873.03	3,934.46	10,914.42		30,158.75	-	11,681.43	7,443.95	6,075.33	6,397.28	4,412.14	5,263.82	2,041.97	12,287.04	2,237.73	3,320.12	4,244.44	3,522.22	5,622.96	1,152.50	1,190.44	3,861.75	4,364.96	3,813.47	3,341.18	7,305.79	6,708.81	186,755.39
2.10	FRA WORKS	20,074.15	5,500.00	23,100.00	61,250.00	243,050.00	18,000.00	18,500.00		188,557.97	30,000.00	41,193.46	76,215.94 -	16,243.46	29,180.00	20,000.00	108,871.47	1,500.00	70,060.23	10,073.99	4,000.00	4,500.00	4,500.00	22,397.82	22,000.00	22,000.00	15,150.00	4,000.00	4,000.00	4,000.00	17,365.29	15,477.97	1,120,761.75
2.11	M&E	1,575.66	1,310.66	1,575.66	5 1,575.66	2,900.66	1,575.66	1,575.66		7,670.66		2,105.66	1,840.66	1,575.66	1,840.66	1,575.66	1,575.66	1,310.66	2,105.66	49,301.62	1,575.66	1,575.66	1,575.66	1,840.66	1,310.66	1,310.66	1,840.66	1,575.66	1,575.66	1,575.66	1,575.66	1,575.66	101,900.10
2.12	RISK ITEMS	15,000.00	10,000.00	15,000.00	22,500.00	95,000.00	15,000.00	22,500.00		80,000.00	10,000.00	25,000.00	30,000.00	15,000.00	15,000.00	10,000.00	25,000.00	3,000.00	30,000.00	15,000.00	15,000.00	15,000:00	15,000.00	25,000.00	15,000.00	15,000.00	22,500.00	15,000.00	15,000.00	15,000.00	27,500.00	25,000.00	673,000.00
3.00	EXTERNAL WORKS SUB-TOTAL	165,370.32	62,710.21	221,994.84	218,017.83	1,088,669.74	225,261.42	204,980.81		1,597,442.30	109,933.86	384,729.87	313,821.79	248,594.71	202,013.53	132,558.40	417,909.40	38,432.35	675,196.77	207,035.06	85,586.25	86,544.00	80,108.14	165,301.97	84,065.63	85,320.09	127,673.41	74,266.86	72,748.33	71,679.02	340,724.43	276,947.67	8,065,639.00
4.00	INTERNAL WORKS TENANTED	199,331.59	47,700.39	248,896.90	134,778.83	616,533.87	218,515.29	142,376.55	-	819,343.96	430,764.11	293,989.16	142,114.92	158,824.13	192,126.37	136,126.37	189,587.50	40,671.52	506,964.52	69,214.55	66,422.47	58,632.69	64,612.33	176,357.89	40,671.52	80,671.52	78,221.81	71,878.45	71,878.45	32,914.06	109,561.63	139,679.60	5,579,362.95
4.01	INTERNAL WORKS LEASEHOLDER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.00	SUB-TOTAL		119,248.29	502,177.25			475,522.58	376,245.11	-	3,638,720.85	556,190.84	732,938.63	500,163.31	442,453.05	422,609.46	287,366.10	666,392.46	84,520.10		305,426.86	164,070.30	157,373.25		364,955.70	136,584.44	178,015.69	223,888.11	156,611.67	154,879.12	114,694.73	498,304.01	455,657.23	15,778,493.15
	Central Office Overhead @ 1%	3,880.07 19,400.37	1,192.48 5,962.41					3,762.45 18,812.26	-	36,387.21 181,936.04		7,329.39 36,646.93	5,001.63 25,008.17	4,424.53	4,226.09 21,130.47	2,873.66 14,368.31	6,663.92 33,319.62	845.20 4,226.01	12,773.16 63,865.81	3,054.27 15,271.34	1,640.70 8,203.52		1,560.10 7,800.50	3,649.56 18,247.78	1,365.84 6,829.22	1,780.16 8,900.78	2,238.88	1,566.12 7,830.58	1,548.79 7,743.96	1,146.95 5,734.74	4,983.04 24,915.20	4,556.57 22,782.86	157,784.93 788,924.66
	Profit @ 5% Design Fees	19,400.37 #REF!	5,962.41 #REF!	25,108.86 #REF!	#REF!	92,931.44 #REF!	23,776.13 #REF!	18,812.26 #REF!		181,936.04 #REF!	27,809.54 #REF!	36,646.93 #REF!	25,008.17 #REF!	22,122.65 #REF!	21,130.47 #REF!	14,368.31 #REF!	33,319.62 #REF!	4,226.01 #REF!	63,865.81 #REF!	15,2/1.34 #REF!	8,203.52 #REF!	7,868.66 #REF!	7,800.50 #REF!	18,247.78 #REF!	6,829.22 #REF!	8,900.78 #REF!	11,194.41 #REF!	7,830.58 #REF!	7,743.96 #REF!	5,734.74 #REF!	24,915.20 #REF!	22,782.86 #REF!	788,924.66 #REF!
9.00	Total (excl vat)	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	-	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	mREF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
		1	1	I	1		1	1																									

Ref	Item	ТОР
A 1	<u>Design Fees</u> Survey & Design Services - Architect / Building Surveyor Value of External and Communals, Emergencey 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!

7	

			PRELIMS										
Item	Description	Qty	Unit	%	Rate	Total							
ILEIII	Description				£								
	Term Preliminaries – Site Overheads												
Α	Management / Site Staff												
1	Contracts Manager	120	Week	50%	928.41	55,704							
2	Forward Surveys and Colour Choices	120	Week	100%	33.16	3,978							
3	Agent	120	Week	200%	928.41	222,818							
4	Quantity Surveyor	120	Week	50%	928.41	55,704							
5	Site Supervisor		Week		928.41								
6	General Foreman		Week		862.10								
7	Finishing Foreman		Week		729.47								
8	General Labourer	120	Week	200%	464.21	111,40							
9	Resident Liaison Officer	120	Week	200%	464.21	111,40							
10	Commissioning Engineer	120	Week	20070	795.78	111,40							
11	Site Expenses	120	Week	100%	132.63	15,91							
12	Partnering Manager	120	Week	5.0%	1,450.00	8,70							
13	Operations Manager	120	Week	5.0%	1,650.00	9,90							
14	Partnering Support Team	120	Week	25%	1,152.90	34,58							
	i arateming support roam	.20	Trook	20%	1,102.00								
В	Health and Safety												
1	Health & Safety Officer (visiting)	120	Week	100%	132.63	15,9							
2	Health & Safety Officer Signage	120	Week	100%	132.63	15,9							
3	Health and Safety consumables	120	Week	100%	66.32	7,95							
						· · ·							
С	Parking Costs												
1	Per vehicle per week	120	Week	800%	6.63	6,36							
D	Site Set Up / Compound												
1	Hire of Contractors office 20' (inc furniture)		Week		33.16								
2	Hire of Contractors office 24' (inc furniture)	120	Week	100%	39.79	4,7							
3	Hire of Contractors office 32' (inc furniture)		Week		39.79								
4	Transportation (delivery & collection per unit)	1	Item	100%	132.63	1;							
5	Welfare facilities / consumables / stationary	120	Week	100%	53.05	6,30							
6	Hire of PM/Supervisor's office (inc furniture)		Week		99.47								
	Transportation (delivery & collection per unit)		Item		132.63								
8	Hire of Meeting Room (inc furniture)		Week		66.32								
9	Transportation (delivery & collection per unit)		Item		132.63								
10	Resident's Refuge (inc furniture)		Week		99.47								
11	Residents Refuge - Set up		Item		663.15								
12	Resident's Refuge - Remove		Item		331.58								
13	Hire of canteen / drying room	120	Week	200%	46.42	11,14							
	Transportation (delivery & collection per unit)	1	Item	200%	132.63	26							
14			14/ 1	. 0000/		1/1 20							
15	Welfare facilities / consumables / stationary	120	Week	200%	59.68								
15 16	Welfare facilities / consumables / stationary Hire Sanitary Unit 3 +1	120 120	Week	100%	33.16	14,32 3,97							
15	Welfare facilities / consumables / stationary												

London Borough of Southwark Bill Nr 1 - Prelims

Bill Nr 1 - Prelin						
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
	0					
F	Security	40,000	14/ I-	400/	0.04	20.075.20
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
0 7	Erect and dismantle per metre run	102	LM	100%	13.26	1,352.83
/	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	0.00
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 15	Flag Pole	1	Each	100%	19.89	331.58
15	Reinstate compound area	1	Item	100%	331.58	331.30
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
	3					,
Н	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
1	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 1	Item	100%	46.42	46.42
4	Broadband connection / rental	120	Week	100%	19.89	2,387.34
	Broadband connection / Tental	120	VVCCIN	10070	10.00	2,007.04
К	Communications - 'Mobiles'					
1	Mobile Phone Costs (assume 10 mobiles)	120	Week	15%	464.21	8,355.69

10

London Borough of Southwark Bill Nr 1 - Prelims

L	Plant and Tools					
1	Cherry picker (7.5m)		Day		331.58	0
2	Concrete / mortar mixer (0.12/0.09m ³)		Week		19.89	C
3	Transit Van	120	Week	100%	99.47	11,936
4	Beam Hoist		Week		232.10	C
5	Small Tools		Set		46.42	(
M	Towers / Youngmans					
1	Towers / Youngman's	28	Item	100%	99.47	2,785
N	Licenses					
1	Local fees generally	1	Item	100%	464.21	464
2	Skip License		Item	100%	298.42	(
0	TV Aerials/Satellite Dishes					
1	Remove and refix aerial		Each		46.42	(
2	Remove and refix satellite dish		Each		86.21	(
P	Rubbish Disposal Skips with Lockable Lids					
1	Skips - 8 Cubic Yard		Each		232.10	(
2	Skips - 12 Cubic Yard (Provisional quantity)	150	Each	100%	245.37	36,804
3	Skips 30 Cubic Yard		Each		331.58	(
4	Skips - Roll On-Roll Off	50	Each	100%	464.21	23,21
Q	Small Plant and Tools					
1	Bench Saw		Week	100%	15.92	
2	Grinder 4.5"		Week	100%	15.92	
3	Wall Chaser		Week	100%	15.92	
R	Sundries					
1	Sundries	120	Week	100%	66.32	7,95
2	Site Signage (Prov Allowance)	2	Nr	100%	500.00	1,00
3	Provisional allowance for site set up issues	1	Item			10,00
					Total £	969,90

ITEM	PRE-COMMENCEMENT FEES										
I I E IVI	DESCRIPTION	QTY	UNIT	RATE	TOTAL						
	4 5 6 4 4 5	40	 	440.07	4 400 70						
	1 RLO services for booking pre-condition surveys	10	wks	440.97	4,409.70	1					
	2 Drone Surveys	1	Item	1,990.00		As per Helidrone Inv					
	3 Planning Drawings	1	Item	31,250.00		As per BL Invoice					
	4 Flat Compartmentation Surveys (prov sum)	146	Nr	550.00	80,300.00						
	5 Underground CCTV Surveys	31	Nr	1,000.00		Provisional Allowand					
	6 Intake Visual Surveys	31	Nr	575.00	17,825.00	Historic Rate Pomer					
				Carried to Summary	166,774.70						

REF	itru.		TASK ORE	ER PRICE		COMMENTS		
KEF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS		
	1-10 Vivian Square 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.							
	GENERALLY The works in this section comprise the following:-							
A B C D E F G H I J	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES DECORATIONS RAINWATER GOODS FRA WORKS M&E RISK ITEMS							
	GENERALLY							
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS		
	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	ltem	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	ltem	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	ltem	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							
ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS		
TEMPORARY DORMER							
TEMPORART DORWER							
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	10	Nr	750.00	7,500.00	Historic Rate Arnold Dobson		
works are complete							
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		
741 Of the above.	.0		1,000.00	10,000.00	1 To Note that I will be that I will be the total of the		
SOFFIT & FASCIA							
Take down defective asbestos soffit board	1	Item		13 440 00	Phoenix Green Quote		
Take devil delective deposites south pould	,	II.CIII		10, 14 0.00	1 Hooling Gloon Quoto		
Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting,	130	l _{lm}	20.46	0 600 77	Framework - Year 14 BMI Uplift 32.63%		
fixing, end caps, adjustment to gutter brackets and the like	130	ım	20.16	2,020.77	Framework - Year 14 Bivii Opiiit 32.03%		
Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	100	lm	49.94	4,994.00	Historic Rate Tappesfield		
caps, adjustment to gutter brackets and the like				,			
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		Carrie	d to Summary £	40,552.37			
WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS		
WINDOW DEDAIDS Dravisional Of da							
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		Historic rates		
Renew handle	10	Nr	16.00		Historic rates		
Renew hinges	20	Nr	31.00		Historic rates		
Renew restrictor	10	Nr	14.52		Historic rates		
Renew tilt and turn top hinge	10	Nr	105.00		Historic rates		
Mastic renewal	10	Nr	200.00		Provisional Allowance		
Glazing replacement	10	Nr	200.00	2,000.00	Provisional Allowance		
CLADDING							
Dravisional allowance for renains to included demonstration and the	40	Itam	250.00	0.500.00	Provisional Allowance		
Provisional allowance for repairs to isolated damaged spanish slates	10	Item	250.00	2,500.00	Provisional Allowance		
WINDOW REPAIRS			d to Summary	44 405 00			
FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	d to Summary £	11,465.20 TOTAL	COMMENTS		
CONCRETE REPAIRS							
Surface Preparation							
·							
			0.75	75.00	Harmonised Rate + net BMI uplift (32.63%)		
Jet washing existing concrete	20	m2	3.75	75.00	Translosed Nate + Het Divit upilit (32.03 %)		
Jet washing existing concrete Survey	20	m2	3.75	75.00	Trannonised Nate + Net Divil upilit (32.03%)		

' 3 - 1-10 VIVIAN				
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 cocrete	20	m2	1.82	36.40 Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces.	7	nr.	10.44	69.60 Harmonised Rate + net BMI uplift (32.63%)
This is caried out every 3m2	,	nr	10.44	09.00 Harmonised Nate + Het Bivil upilit (32.0376)
Carry out chloride testing including laboratory analysis and report. Concrete areas	2	nr	20.56	41.12 Harmonised Rate + net BMI uplift (32.63%)
generally	-	"	20.00	The state of the s
Concrete Repairs - Please note all quantities are provisional				
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.	F		0.40	40 CO Harmaniand Date and DMI unlift (22 C20)
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 l	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 0.16 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 0.50 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.	-		20.64	102 20 Harmaniand Data I not BMI unlift (22 629/)
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 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)	•	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		m l	8.50	0.00 Historic rate - Juniper House
MonoTop 615 repair mortar				·
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		m	35.00	0.00 Star rate
and seal using Mastic to form dummy expansion joint.				
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				

WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
			ed to Summary £	7,187.32	
FAÇADE & STRUCTURAL REPAIRS					
Helical bar across cracking brickwork. Generally to every 3rd course.	6	lm	80.00	480.00	Historic rate - Carterscroft
Areas less than 0.25 sqm/joints/perps	25	m l	12.00	300.00	
Areas 0-25-0.5 sqm	12	nr	25.00	300.00	
Areas >0.5 sqm	12	m2	35.00		Historic rate - Carterscroft
Rake out and repoint defective pointing	10		05.00	400.00	Libraria mata. Contamana
Carry out repairs to defective bricks using coloured mortars	35	nr	12.50	437.50	Historic rate - Juniper House
BRICKWORK CLEANING AND REPAIRS					
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	20	m	7.55	150.90	
Surfaces exceeding 300mm girth		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
Application of anticarbonation decorative coatings using two coats					
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	20	m	8.87	177.40	
Surfaces exceeding 300mm girth		m2	17.74		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					
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	20	m	4.16	83.20	
Surfaces exceeding 300mm girth		m2	8.32		Harmonised Rate + net BMI uplift (32.63%)

PRIVATE BALCONIES					
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		Comic	ad to Common C	40 700 05	
DECORATIONS	QTY	UNIT	ed to Summary £	10,786.65 TOTAL	COMMENTS
BECOMMICHO	QII	- Citii	TOTIL	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					
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		Harmonised Rate
Brackets	12	lm	9.62		Harmonised Rate
Flat entrance doors	18 8	m2	19.23		Harmonised Rate Harmonised Rate
Side screen Frame	50	m2 Im	36.07 9.62		Harmonised Rate
Garage doors	32	m2	19.23		Harmonised Rate
Frames	48	lm	9.62		Harmonised Rate
cupboard door	36	m2	19.23		Harmonised Rate
Frame	100	lm	9.62		Harmonised Rate
DECORATIONS					
DECORATIONS		Carrie	ed to Summary £	5,559.38	
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	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		Carrie	ed to Summary £	4,745.40	
FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
I IVA II O I II O					

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, multilocking 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
FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,147.59		Gerda Rates
Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		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		Carri	ied to Summary £	20,074.15	
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			1		
RISK ITEMS	QTY	Carri UNIT	ed to Summary £	1,575.66 TOTAL	COMMENTS
					55
LATING A TOTAL TOTAL AND A		Item	1	5,000.00	
Additional asbestos removal	1	nem			
Additional asbestos removal Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	

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

	1-10 Vivian Square				
	GENERALLY			0.00	
Α	ACCESS TO WORKS AT HEIGHT			48,424.19	
В	ROOF REPAIRS			40,552.37	
С	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	
н	FRA WORKS			20,074.15	
ı	M&E			1,575.66	
J	RISK ITEMS			15,000.00	
	1-10 Vivian Square	Carrio	to Section Summary £	165,370.32	

DEE	ites.	TASK ORDER PRICE				COMMENTS	
REF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS	
	11-13 Vivian 11-13 Vivian Square 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 B C D E F G H I J	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS						
	GENERALLY						
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS	
	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. 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. Allow for removal from site of all debris arising from the works.	3 1 1	Item Item	33.16 66.32 99.47 198.95	198.95 99.47	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%	
	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	ltem	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	I	Carrie	ed to Summary £	24,799.35		
В	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	ltem	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	lm	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	lm	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	lm	49.94	599.28	Historic Rate Tappesfield
ROOF REPAIRS					
WINDOW REPAIRS	QTY	Carri	ed to Summary £	8,276.65 TOTAL	COMMENTS
WINDOW REPAIRS	QII	UNII	KAIE	IOIAL	COMMENTS
WINDOW REPAIRS - Provisional Qty's					
	2	durallin as	200.00	040.00	Historia vatas
Clean, ease and adjust windows Renew trickle vent	3 3	dwellings	280.00 19.00		Historic rates Historic rates
		Nr Nr			Historic rates
Renew handle	3	Nr Nr	16.00		
Renew hinges	6	Nr	31.00		Historic rates
Renew restrictor	3	Nr	14.52		Historic rates
Renew tilt and turn top hinge	3	Nr 	105.00		Historic rates
Mastic renewal	3	Item			
	_		200.00		Provisional Allowance
Glazing replacement	3	Item	200.00		Provisional Allowance
	3				
CLADDING Provisional allowance for repairs to isolated damaged spanish slates	3			600.00	
CLADDING	-	Item Item	250.00	750.00	Provisional Allowance
CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	3	Item Item Carri	200.00 250.00 ed to Summary £	750.00 3,439.56	Provisional Allowance
CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	-	Item Item	250.00	750.00	Provisional Allowance Provisional Allowance
CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	3	Item Item Carri	200.00 250.00 ed to Summary £	750.00 3,439.56	Provisional Allowance Provisional Allowance
CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	3	Item Item Carri	200.00 250.00 ed to Summary £	750.00 3,439.56	Provisional Allowance Provisional Allowance
CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	3	Item Item Carri	200.00 250.00 ed to Summary £	750.00 3,439.56 TOTAL	Provisional Allowance Provisional Allowance
CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	QTY	Item Item Carri	250.00 250.00 ed to Summary £ RATE	750.00 3,439.56 TOTAL	Provisional Allowance Provisional Allowance COMMENTS

27	m2	1.82	49.14	Harmonised Rate + net BMI uplift (32.63%)
9	nr	10.44	93.96	Harmonised Rate + net BMI uplift (32.63%)
2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
5	nr			Harmonised Rate + net BMI uplift (32.63%)
	nr			Harmonised Rate + net BMI uplift (32.63%)
5	nr	10.94	54.70	Harmonised Rate + net BMI uplift (32.63%)
5	nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
5	nr	23.21	116.05	Harmonised Rate + net BMI uplift (32.63%)
5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
5	nr nr	10.03	50 15	Harmonised Rate + net BMI uplift (32.63%)
	1			Harmonised Rate + net BMI uplift (32.63%)
	l l			Harmonised Rate + net BMI uplift (32.63%)
	1			
	1			Harmonised Rate + net BMI uplift (32.63%)
	I I			Harmonised Rate + net BMI uplift (32.63%)
5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
5	l nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
	1			Harmonised Rate + net BMI uplift (32.63%)
	1			Harmonised Rate + net BMI uplift (32.63%)
				Harmonised Rate + net BMI uplift (32.63%)
	I I			Harmonised Rate + net BMI uplift (32.63%)
5	nr	82.56		Harmonised Rate + net BMI uplift (32.63%)
5	nr			Harmonised Rate + net BMI uplift (32.63%)
•	nr			Harmonised Rate + net BMI uplift (32.63%)
5	nr			Harmonised Rate + net BMI uplift (32.63%)
5	nr			Harmonised Rate + net BMI uplift (32.63%)
5	nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (32.63%)
	m	8.50	0.00	Historic rate - Juniper House
		25.00	0.00	Star rata
	m	35.00	0.00	Star rate
	m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
	lm	26.69		Harmonised Rate + net BMI uplift (32.63%)
	1			
	9 2 555555 55555 55555 55555	9 nr 2 nr 5 nr 5 nr 6 nr 7 nr 7 nr 8 nr 8 nr 9 nr 9 nr 10 nr 11 nr 12 nr 15 nr 15 nr 15 nr 16 nr 17 nr 18 nr	9	9

Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	15 12	m2 m m2	8.32 4.16 8.32	124.80 Harmonised Rate + net BMI uplift (32.63%) 49.92 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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	15 12	m2 m m2	17.74 8.87 17.74	266.10 Harmonised Rate + net BMI uplift (32.63%) 106.44 0.00 Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic 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	12	m	7.55	90.54	
Ditto, to rendered tank rooms & chimneys	1	m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	1				
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 I	12.00	300.00	
Helical bar across cracking brickwork. Generally to every 3rd course.	6	lm	80.00		Historic rate - Carterscroft
		"""	00.00	400.00	Thistorie rate - Gartersoron
FAÇADE & STRUCTURAL REPAIRS		Carrie	ed to Summary £	7,654.54	
WALKWAYS & BALCONIES	QTY	UNIT	RATE	7,654.54 TOTAL	COMMENTS
WALRWATS & BALGONIES	QII	ONTI	NAIL	IOIAL	COMMENTO
WALKWAYS & BALCONIES					
			ed to Summary £	0.00	
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	1	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	1	m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
General Decorations					
	1	lm lm	9.62		Harmonised Rate
Fascia		lm			
soffit	1 _	lm	9.62		Harmonised Rate
Flat entrance doors	5	m2	19.23		Harmonised Rate
Frame	15	lm	9.62		Harmonised Rate
cupboard door	3	m2	19.23	57.69	Harmonised Rate
DECORATIONS					
		Carrie	ed to Summary £	305.83	
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	30	lm	34.02	1 020 60	Framework - Year 14 BMI Uplift 32.63%
bends, and the like	30	lm	34.02	1,020.00	n ramework - 16ar 14 Divil Opliit 32.00 //
and the me					
Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm					
diameter, inclusive all jointing, access points, brackets, fixings, connections,	10	Inn	22.20	400.00	Framowork Voor 14 RMI Unlift 22 620/
branches, making good where passing through building components, flushing on	18	lm	22.39	403.02	Framework - Year 14 BMI Uplift 32.63%
completion, sized to suit roof area					
RAINWATER GOODS		, ,	ا ـ ا		
	27/		ed to Summary £	1,423.62	
RAINWATER GOODS FRA WORKS	QTY	UNIT	ed to Summary £	1,423.62 TOTAL	COMMENTS
	QTY				

I I-15 VIVIGII				0.00	
11-13 Vivian	<u> </u>				
SUMMARY	QTY	Carri UNIT	ied to Summary £	10,000.00 TOTAL	COMMENTS
RISK ITEMS					
Provisional allowance for unforeseen works arising	1	Item		2,000.00	
Additional works identified on site following further investigation, surveys and access to works at height	1	Item		1,500.00	
Additional asbestos removal	1	Item		6,500.00	
RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
M&E		Carri	ied to Summary £	1,310.66	
Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1	Nr	160.00	160.00	
Install 110v socket (fixed)	1	Nr	35.00	35.00	
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	105.00	105.00	
Supply 3kva Transformer	1	Nr	95.00	95.00	
Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
TEMPORARY LIGHTING					
Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
COMMUNAL TESTING					
M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
FRA WORKS			ed to Summary £	5,500.00	
Provisional allowance for additional firestopping to existing fire breaks and service penetrations	3	Nr	500.00	1,500.00	Provisional Allowance
LOFT SPACE WORKS					
Provisional allowance for additional compartmentation works to garages	3	Nr	1,000.00	3,000.00	Provisional Allowance
Provisional allowance for additional FRA works	1	Item		1,000.00	Provisional Allowance
FRA					
Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		Provisional Allowance
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	1,147.59		Gerda Rates
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, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,		Nr	1,950.23		Gerda Rates

A	ACCESS TO WORKS AT HEIGHT			24,799.35	
В	ROOF REPAIRS			8,276.65	
С	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	
н	FRA WORKS			5,500.00	
ı	M&E			1,310.66	
J	RISK ITEMS			10,000.00	
	11-13 Vivian	'	'		
		Carried to Se	ction Summary £	62,710.21	

DEE	ITEM		TASK ORI	DER PRICE		COMMENTS	
REF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS	
	14-29 Vivian Square 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. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES DECORATIONS RAINWATER GOODS FRA WORKS M&E						
J	RISK ITEMS GENERALLY						
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS	
	ACCESS TO WORKS AT TIEIGHT	Q. i i	Oitii	IVATE	TOTAL	OCHIMILIATE CONTRACTOR OF THE PROPERTY OF THE	
	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	ltem	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	ltem	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	ltem		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		Carri	ed to Summary £	66,028.65		
В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS	

	TEMPORARY DORMER			1		
	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	ltem	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	lm	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	lm	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	lm	49.94	3,096.28	Historic Rate Tappesfield
	ROOF REPAIRS		Carrie	ed to Summary £	55,284.33	
			Carrie	tu to Summary L	33,204.33	
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
С		QTY			TOTAL	COMMENTS
С	WINDOW REPAIRS - Provisional Qty's		UNIT	RATE		
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows	16	UNIT dwellings	280.00	4,480.00	Historic rates
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent	16 16	dwellings Nr	280.00 19.00	4,480.00 304.00	Historic rates Historic rates
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle	16 16 16	dwellings Nr Nr	280.00 19.00 16.00	4,480.00 304.00 256.00	Historic rates Historic rates Historic rates
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	16 16 16 32	dwellings Nr Nr Nr	280.00 19.00 16.00 31.00	4,480.00 304.00 256.00 992.00	Historic rates Historic rates Historic rates Historic rates Historic rates
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle	16 16 16	dwellings Nr Nr	280.00 19.00 16.00	4,480.00 304.00 256.00 992.00 232.32	Historic rates Historic rates Historic rates
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor	16 16 16 32 16	dwellings Nr Nr Nr Nr	280.00 19.00 16.00 31.00 14.52	4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00	Historic rates Provisional Allowance
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	16 16 16 32 16 16	dwellings Nr Nr Nr Nr Nr	280.00 19.00 16.00 31.00 14.52 105.00	4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00	Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	16 16 16 32 16 16	dwellings Nr Nr Nr Nr Nr Nr	280.00 19.00 16.00 31.00 14.52 105.00 200.00	4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00	Historic rates Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	16 16 16 32 16 16	dwellings Nr Nr Nr Nr Nr Nr	280.00 19.00 16.00 31.00 14.52 105.00 200.00	4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00	Historic rates Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	16 16 16 32 16 16 16	dwellings Nr	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00	Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	16 16 16 32 16 16 16	dwellings Nr Nr Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	16 16 16 32 16 16 16	dwellings Nr	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00	Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	16 16 16 32 16 16 16	dwellings Nr Nr Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	16 16 16 32 16 16 16	dwellings Nr Nr Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	16 16 16 32 16 16 16	dwellings Nr Nr Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 4,000.00 18,344.32	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	16 16 16 32 16 16 16 16	dwellings Nr Nr Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 4,000.00 18,344.32	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance COMMENTS

Carry out full cover meter survey to all areas of cocrete	105	m2	1.82	191.10	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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					
Out out and repair concrete in patches to small areas, depth not exceeding					
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		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		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50		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		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					
I		1	I		

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

COMMISSIAL LECTING					
COMMUNAL TESTING					
M&E	QTY	UNIT	RATE	23,100.00 TOTAL	COMMENTS
FRA WORKS		Carrie	ed to Summary £	23,100.00	
Provisional allowance for additional firestopping to existing fire breaks and service penetrations	16	Nr	500.00	8,000.00	Provisional Allowance
LOFT SPACE WORKS					
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
Provisional allowance for additional compartmentation works to garages	5	Nr	1,000.00	5,000.00	Provisional Allowance
Provisional allowance for compartmentation works	1	Item		10,000.00	Provisional Allowance
FRA					
Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
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	1,147.59		Gerda Rates
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, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,		Nr	1,950.23		Gerda Rates
FED's					
FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
RAINWATER GOODS		Carri	ed to Summary £	5,178.64	
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%
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%
RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
DECORATIONS		Carrie	ed to Summary £	5,438.65	
Meter cupboards	16	Nr	19.23	307.68	Harmonised Rate
Doors Frame	10 15	m2 Im	36.07 9.62		Harmonised Rate Harmonised Rate
Ceilings	231 121	lm m2	19.23	2,326.83	Harmonised Rate
Cladding Frame to Pb balustrade	4	m2	19.23 9.62		Harmonised Rate Harmonised Rate

	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		Carri	ed 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					
	SUMMARY	QTY	UNIT	ed to Summary £ RATE	15,000.00 TOTAL	COMMENTS
	14-29 Vivian Square					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				66,028.65	;
В	ROOF REPAIRS				55,284.33	
С	WINDOW REPAIRS				18,344.32	2
D	FAÇADE & STRUCTURAL REPAIRS				11,968.15	;
E	WALKWAYS & BALCONIES				20,076.44	4
F	DECORATIONS				5,438.65	;
G	RAINWATER GOODS				5,178.64	<u> </u>
	EDA WORKS				23,100.00	
Н	FRA WORKS					
ï	M&E				1,575.66	
l J					1,575.66 15,000.00	

DEE	ITEM		TASK ORDER PRICE			COMMENTS	
REF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS	
A B C D E F G H I J K	1-15 Manaton 1-15 Manaton Close is a residential block with accommodation spread over three floors, comprising of 8 units. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS COMMUNAL DOORS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS	QII	ONIT	NATE	TOTAL		
	GENERALLY						
			I				
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS	
	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	ltem	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		_				
			Carrie	ed to Summary £	35,394.04		

В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN POOF COVERINGS, PITCHES					
	MAIN ROOF COVERINGS - PITCHED					
	Allowance for concrete tile repairs to main roof	15	Nr	100.00		Provisional Allowance
	clear off moss on roof	1	Item		500.00	Provisional Allowance
	Clean out concrete 'flnlock' type gutter, remove old waterproofing and prepare and		_			
	lay new asphalt lining to gutter inclusive all joints, and labours and clearance of all	62	lm	116.05	7,195.10	Framework - Year 14 BMI Uplift 32.63%
	outlets, rake out and mastic all underside joints as necessary					
	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	30	lm	72.54	2 176 06	Framework - Year 14 BMI Uplift 32.63%
	Association guidelines	30	""	12.04	2,170.00	Transmork - Todi 14 Divil Opini 02.0070
	ROOF REPAIRS					
		OT/		ed to Summary £	11,371.16	
С	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		Historic rates
	Renew handle	8	Nr	16.00		Historic rates
	Renew hinges	30	Nr	31.00		Historic rates
	Renew restrictor	8	Nr	14.52		Historic rates
	Renew tilt and turn top hinge	8	Nr	105.00		Historic rates
	Mastic renewal	8	Item	200.00		Provisional Allowance
	Glazing replacement	8	Item	200.00	1,600.00	Provisional Allowance
	WINDOW REPAIRS		<u> </u>			
		Carried to Summary £				
	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	OTV/			7,606.16	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE) To be agreed with Client subject to further consultation	QTY	UNIT	ed to Summary £ RATE	7,606.16 TOTAL	COMMENTS
D	To be agreed with Client subject to further consultation	QTY				
D		QTY				
D	To be agreed with Client subject to further consultation	QTY				
D	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	QTY			TOTAL	COMMENTS
D	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	QTY 1			TOTAL	
D	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	QTY 1	UNIT		TOTAL	COMMENTS
D	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	QTY 1	UNIT		TOTAL	COMMENTS
D	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	QTY 1	UNIT Item	RATE	13,303.64	COMMENTS Silk & Mackman Quote
	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. COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	1	UNIT Item	RATE ed to Summary £	13,303.64 13,303.64	COMMENTS Silk & Mackman Quote
	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.	QTY 1 QTY	UNIT Item	RATE	13,303.64	COMMENTS Silk & Mackman Quote
	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. COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	1	UNIT Item	RATE ed to Summary £	13,303.64 13,303.64	COMMENTS Silk & Mackman Quote
	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. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	1	UNIT Item	RATE ed to Summary £	13,303.64 13,303.64	COMMENTS Silk & Mackman Quote
	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. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS	1	UNIT Item	RATE ed to Summary £	13,303.64 13,303.64	COMMENTS Silk & Mackman Quote
	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. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	1	UNIT Item	RATE ed to Summary £	13,303.64 13,303.64 TOTAL	COMMENTS Silk & Mackman Quote
	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. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	1 QTY	ltem Carrie UNIT	RATE ed to Summary £ RATE	13,303.64 13,303.64 TOTAL	Silk & Mackman Quote COMMENTS 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. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation Jet washing existing concrete Survey	1 QTY	Item Carri UNIT m2	RATE ed to Summary £ RATE 3.75	13,303.64 13,303.64 TOTAL	Silk & Mackman Quote COMMENTS COMMENTS Harmonised Rate + net BMI uplift (32.63%)
	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. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation Jet washing existing concrete	1 QTY	ltem Carrie UNIT	RATE ed to Summary £ RATE	13,303.64 13,303.64 TOTAL	Silk & Mackman Quote COMMENTS 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. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation Jet washing existing concrete Survey	1 QTY	Item Carri UNIT m2	RATE ed to Summary £ RATE 3.75	13,303.64 13,303.64 TOTAL 547.50	Silk & Mackman Quote COMMENTS COMMENTS Harmonised Rate + net BMI uplift (32.63%)
	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. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation Jet washing existing concrete Survey Carry out visual survey & hammer test to all areas of concrete	1 QTY 146	Carrie UNIT m2	RATE ed to Summary £ RATE 3.75	13,303.64 13,303.64 TOTAL 547.50 286.16 265.72	Silk & Mackman Quote COMMENTS COMMENTS Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas	_	l I	aa a al		
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		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		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.	_	nr	20.64	102.20	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)	5 5	nr pr	20.64 40.78		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr pr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr l	93.50		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06		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		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	116		0 22	1 211 72	Harmonised Rate + not RMI unlift (22 620/.)
Surfaces exceeding 300mm girth	146 266	m2	8.32 4.16	1,214.72 1,106.56	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	∠00	m m2	4.16 8.32		Harmonised Rate + net BMI uplift (32.63%)
II litto to randared tank roome & chimpove			11.0.0		Harmonicad Rata + not Rivil libiliti (27 62%)

36	

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

- 1-13 Manaton					
Surfaces not exceeding 300mm	266	m	7.55	2,006.97	
Ditto, to rendered tank rooms & chimneys		m2	15.09		Harmonised Rate + net BMI uplift (32.63%)
,					1 (*)
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks using coloured mortars	80	nr	12.50	1 000 00	Historic rate - Juniper House
Carry out repairs to defective bricks using coloured mortars	00	"	12.50	1,000.00	Thistorie rate - bumper riouse
Rake out and repoint defective pointing	0.5		05.00	4 005 00	Historia vata Cartavasvaft
Areas >0.5 sqm	35	m2	35.00		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 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					
			ed to Summary £	40,887.71	
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	l Im	123.6	370.80	TP Group Quote
dress-in and around gulleys to walkways	2	nr	21.84		TP Group Quote
to prepare and coat open channels & upstands or skirtings not exceeding 300mm	62	lm	19.10		TP Group Quote
	02				
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
T October 10 de					
To carry out repairs to walkways using Contar Industry @ 20mm depth	_		457.40	457.40	TD 0 0 1
per 1m² (minimum cost applies)	1	Nr	157.48		TP Group Quote
per 0.5m² (over & above the minimum 1m²)	1	Nr	81.74		TP Group Quote
Door Thresholds	4	Nr	33.06	132.24	TP Group Quote
COMMUNAL STAIRCASES					
oundly and fix stair pagings	30	lm	47.4	1 422 00	TD Crown Quete
supply and fix stair nosings		lm I	47.4		TP Group Quote
to prepare & coat upstands, skirtings & stringers	55	lm	19.1		TP Group Quote
supply and lay new decorative resin floor coating to landings/half landings	23	m2	123.44		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		0		40,400,00	
DECORATIONS	QTY	UNIT	ed to Summary £	12,423.22 TOTAL	COMMENTS
	<u> </u>				
		1	1		
PREVIOUSLY PAINTED SURFACES					
Prepare and redecorate previously decorated surfaces within communal areas					
Prepare and redecorate previously decorated surfaces within communal areas					
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)	33	m2	23 13	763 20	Harmonised Rate + net BMI uplift (28.28%)
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings	33 83	m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	83	m2	23.13	1,919.79	Harmonised Rate + net BMI uplift (28.28%)
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	83 33	m2 m2	23.13 24.37	1,919.79 804.21	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	83	m2	23.13	1,919.79 804.21	Harmonised Rate + net BMI uplift (28.28%)
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	83 33	m2 m2	23.13 24.37	1,919.79 804.21	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces	83 33	m2 m2	23.13 24.37	1,919.79 804.21 2,022.71	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Hand rail	83 33 83	m2 m2 m2 m	23.13 24.37 24.37 9.62	1,919.79 804.21 2,022.71 153.92	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations	83 33 83	m2 m2 m2	23.13 24.37 24.37	1,919.79 804.21 2,022.71 153.92 36.07	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)

Er	ntrance door and screen	6	m2	36.07	209.21	Harmonised Rate
Ei	С	2	m2	36.07		Harmonised Rate
Sk	kirtings	53	m	9.62	509.86	Harmonised Rate
	ascia	72	m	9.62		Harmonised Rate
	ffit	72	m	9.62		Harmonised Rate
	and rail to balcony wall	39	m	9.62		Harmonised Rate
	pors	7	m2	36.07		Harmonised Rate
	ame	34	m	9.62		Harmonised Rate
- 1	ntrance door and screen	6	m2	36.07		Harmonised Rate
- 1	wp /soil	18	m	9.62		Harmonised Rate
	ND 75011	10	""	9.02	173.10	Transourcate
DE	ECORATIONS		Carr	ied to Summary £	9,468.51	
R/	AINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	enew cast iron guttering (ogee or half round 150mm) inclusive all joints, fixings, and caps, spigots, etc. to falls	40	lm	55.94	2,237.73	Framework - Year 14 BMI Uplift 32.63%
R/	AINWATER GOODS		Carr	ied to Summary £	2,237.73	
FF	RA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
C	OMMUNAL DOORSETS					
Re	eplace composite door to stairwell with suitable Fire Rated Doorset	1	Item		4,000.00	Provisional Allowance
FE	ED'S					
ind lat iro loc nu sid sta	dependently tested and certified for fire and smoke by the test centre, to the dest editions of either BS 476-22 or EN 1634-1. Test data must include all onmongery to be used (hinges, door closer, glazing, intumescent letterbox, multicking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, imerals, security chain). Test evidence is required of exposure to fire for both des of the door. Doorsets must be independently certified to PAS 24: 2016 and ard. Installations to be carried out by independently certified installers, in line		Nr	1,950.23		Gerda Rates
	th the manufacturers installation guidance. dra over for glazed fanlight		Nr	538.20		Gerda Rates
Pr	rovisional allowance for variations arising from doorsets		Nr	750.00		Provisional Allowance
FF	RA					4000
Pr	rovisional allowance for additional FRA works	1	Item		5,000.00	Provisional Allowance
	em 7.1.1.1 Firestop electrical intake cupbaord and metal conduit in stairwell eiling area	1	Item		200.00	Provisional Allowance
Ite	em 7.4.2.1 Install fire door keep locked sign to electrical intake cupboard door	1	Item		50.00	Provisional Allowance
Re	enew timber communal loft hatches with fire rated hatches	1	Nr	2,000.00	2,000.00	Provisional Allowance
Ca	arry out compartmentation works	1	Item		10,000.00	Provisional Allowance
LC	OFT SPACE WORKS					
Ex ex Ex eit	upply and fit firehalt fire barrier (30-minute FR) on party wall lines ktra over for 30-minute FR access hatches; includes removal of hatches within kisting fire curtains ktra over to board out over timber joists to create a safe working platform; 1.2m ktra over for pre-liminaries in association with the above; non-working supervisor					

	Provisional allowance for compartmentation works to roof spaces	4	Nr	10,000.00	40,000.00	Phoenix Green Quote
	FRA WORKS		C	ad to Summany S	C4 250 00	
J	M&E	QTY	UNIT	ed to Summary £	61,250.00 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		0		4 575 00	
K	RISK ITEMS	QTY	UNIT	ed to Summary £	1,575.66 TOTAL	COMMENTS
		4		10112		
	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		Carri	ed to Summary £	22,500.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	1-15 Manaton					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				35,394.04	
В	ROOF REPAIRS				11,371.16	
С	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	
н	RAINWATER GOODS				2,237.73	
	FRA WORKS				61,250.00	
	M&E				1,575.66	
	RISK ITEMS			1	22,500.00	
K	1-15 Manaton					

REF	ITEM		TASK ORD	ER PRICE		COMMENTS
NEF	1 I E IVI	QTY	UNIT	RATE	TOTAL	COMMENTS
	2-116 Manaton Close 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. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS COMMUNAL DOORS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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	ltem	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%
	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	ltem		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 £		ad to Summary £	130,067.90	
В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Noon Nail yunce	4	O 1111	10112		
	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	34	Ne	750.00	25 500 00	Historic Rate Arnold Dobson
	works are complete	34	Nr	750.00	25,500.00	HISTORIC Rate Arriold Dobson
	worke are complete					
	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	50		4 000 00	50,000,00	D
	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,	322	lm	20.16	6,491.44	Framework - Year 14 BMI Uplift 32.63%
	fixing, end caps, adjustment to gutter brackets and the like					
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	004		40.04	00.405.40	
	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,	362	lm	49.94	18,053.31	Historic Rate Tappesfield
	end caps, adjustment to gutter brackets and the like					
	ROOF REPAIRS					
		271/		ed to Summary £	142,360.07	COMMENTO
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	58	dwellings	280.00		Historic rates
	Renew trickle vent	58	Nr	19.00		Historic rates
	Renew handle Renew hinges	58 116	Nr Ne	16.00		Historic rates Historic rates
	Renew restrictor	58	Nr Nr	31.00 14.52		Historic rates
	Renew tilt and turn top hinge	58	Nr	105.00		Historic rates
	Mastic renewal	58	Item	200.00		Provisional Allowance
	Glazing replacement	58	Item	200.00	11,600.00	Provisional Allowance
	CLADDING					
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	58	Item	250.00	14,500.00	Provisional Allowance
	WINDOW REPAIRS		0		00 400 40	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	ed to Summary £	66,498.16 TOTAL	COMMENTS
	To be agreed with Client subject to further consultation	Q I I	Oitii	IVAIL	IOIAL	O MINICITIO
	COMMUNAL DOORSET RENEWALS					
l	Full installation of steel fixed frame/screens to Southwark standard specification	1	Item	1	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)		Carrie	ed to Summary £	87,907.53	
Е	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 cocrete	546	m2	1.82	993.72	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10 10	nr nr	8.70 10.94		Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.16 m2. (Provisional Quantity)	10	nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79		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		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		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		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10 10	nr pr	51.56 63.99		Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr nr	82.56		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		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	40.78		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10	/61.00	Harmonised Rate + net BMI uplift (32.63%)

Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10 10	nr nr	93.50 115.06		Harmonised Rate + net BMI uplift (32.63%) 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 Surfaces not exceeding 300mm 2/Lin.m		m2 Im	26.69 26.69		Harmonised Rate + net BMI uplift (32.63%) 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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	520 26	m2 m m2	8.32 4.16 8.32	108.16	Harmonised Rate + net BMI uplift (32.63%) 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 Surfaces not exceeding 300mm	520 26	m2	17.74 8.87	9,224.80 230.62	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys	20	m m2	17.74		Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	520 26	m2 m m2	15.09 7.55 15.09	196.17	Harmonised Rate + net BMI uplift (32.63%) 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 loss than 0.25 agm/inints/pares	175 290	nr m	25.00	4,375.00	
Areas less than 0.25 sqm/joints/perps Helical bar across cracking brickwork. Generally to every 3rd course.	290 40	l m	12.00 80.00	3,480.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS	40	"""	00.00	3,200.00	Tistorio fate - Cartersorott
I AGADE & OTROGIONAE NEI AINO			ed to Summary £	55,206.21	
WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL STAIRCASES					
Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is	362	m2	30.60		TP Group Quote
required, this will be on a pro rata basis	362	m2	30.60		TP Group Quote
supply and fix stair nosings to prepare & coat upstands, skirtings & stringers	73 459	lm Im	47.40		TP Group Quote
supply and lay new decorative resin floor coating to landings/half landings	459 332	lm m2	19.10 123.44		TP Group Quote TP Group Quote
supply and lay new decorative resin floor coating to treads & risers	30	m2	123.44		TP Group Quote
				2,7 00.20	. ~

	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					
	DECORATIONS	QTY		ed to Summary £	146,200.33	COMMENTS
G	DECORATIONS	QIY	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		Harmonised Rate + net BMI uplift (28.28%)
	Walls	1090	m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	360	m2	24.37		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		Harmonised Rate
	Cupboards	42	m2	19.23	807.66	Harmonised Rate
	Windows		m2	19.23		Harmonised Rate
	Frame/cills	165	m	9.62		Harmonised Rate
	Screens	10	m2	19.23		Harmonised Rate
	door and screen	56	m2	19.23		Harmonised Rate
	Skirtings	436	m	9.62		Harmonised Rate
	Cladding	8	m2	19.23		Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame/posts to Pb balustrade	1464	m	9.62		Harmonised Rate
	Rwp	50	m	9.62		Harmonised Rate
	Ceilings to ground floor flats	144	m2	19.23		Harmonised Rate
	Doors	16	m2	19.23		Harmonised Rate
	Frame	40	m	9.62		Harmonised Rate
	Small rail	12	m	9.62		Harmonised Rate
	Entrance door and screen	14	m2	19.23		Harmonised Rate
	Meter cupboards	22	no	19.23		Harmonised Rate
	DECODATIONS					
	DECORATIONS		Carri	ed to Summary £	97,605.84	
Н	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	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		Carri	ed to Summary £	21,873.03	
	·				-	•

J	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, multilocking 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		Nr	1,950.23	0.00	Gerda Rates
	with the manufacturers installation guidance. 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	ltem		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	ltem		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	ltem		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	ltem		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. Provisional allowance for compartmentation to roof spaces	12	Item	10,000.00	120,000,00	Provisional Allowance
	Provisional allowance for additional firestopping to existing fire breaks and service					
	penetrations	22	Nr	500.00	11,000.00	Provisional Allowance
	FRA WORKS		Carrie	ed 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					
K	RISK ITEMS	QTY	Carrie UNIT	ed to Summary £	2,900.66 TOTAL	COMMENTS
- 1	ROTTENO	QII	Olti	IGIL	IOIAL	O SIMILATO
	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		Carri	ed to Summary £	95,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	2-116 Manaton Close					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				130,067.90	
В	ROOF REPAIRS				142,360.07	
С	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	
н	RAINWATER GOODS				21,873.03	
ı	FRA WORKS				243,050.00	

J	M&E			2,900.66	
к	RISK ITEMS			95,000.00	
	2-116 Manaton Close	Carried to Sec	tion Summary	1,088,669.74	

REF	ITEM		TASK ORE	ER PRICE		COMMENTS
KEF	I I E IVI	QTY	UNIT	RATE	TOTAL	COMMENTS
	17-51 Manaton Close 17-51 Manaton Close 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 B C D E F G H I J	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES DECORATIONS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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	ltem	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	ltem	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		<u> </u>			

			Carrie	ed to Summary £	35,195.65	
В	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	16	Nr	750.00	12,000.00	Historic Rate Arnold Dobson
	works are complete				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	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	4.0			40.000.00	
	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 LIDVC haskey stick soffit ever existing timber soffit inclusive all outting					
	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%
	lixing, end caps, adjustifient to guitter brackets and the like					
	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,	97	lm	49.94	4 844 18	Historic Rate Tappesfield
	end caps, adjustment to gutter brackets and the like	0.		10.01	1,011.10	I note it take Tappeenera
	ROOF REPAIRS					
С	WINDOW REPAIRS	QTY	UNIT	ed to Summary £	42,335.54 TOTAL	COMMENTS
	WINDOW ILLI AINO	QII	Oitii	IVATE	TOTAL	O I I I I I I I I I I I I I I I I I I I
	WINDOW REPAIRS - Provisional Qty's					
		40	de Ilia	200.00	4 400 00	
	Clean, ease and adjust windows Renew trickle vent	16 16	dwellings Nr	280.00 19.00		Historic rates Historic rates
	Renew handle	16	Nr Nr	16.00		Historic rates
	Renew hinges	32	Nr	31.00		Historic rates
	Renew restrictor	16	Nr	14.52		Historic rates
	Renew tilt and turn top hinge	16	Nr	105.00	1,680.00	Historic rates
	Mastic renewal	16	Nr	200.00		Provisional Allowance
	Glazing replacement	16	Nr	200.00	3,200.00	Provisional Allowance
	CLADDING					
	OLADDING					
	Provisional allowance for repairs to isolated damaged spanish slates	16	Item	250.00	4,000.00	Provisional Allowance
	WINDOW REPAIRS		Carrie	ed 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%)
				5 6	233.00	
	Survey					
				I		

Nr 8 - 17-51 Manaton					
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 cocrete	148	m2	1.82	269.36	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.06 m2. (Provisional Quantity)			10.94		Harmonised Rate + net BMI uplift (32.63%)
		nr			Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84		: ` '
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
	20		14.26	205.20	Harmaniand Data L not BML unlift (22 620/)
Not exceeding 0.01m2. (Provisional Quantity)	20	nr	14.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	20	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	20	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	20	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	20	nr	63.99		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	20	nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	20	nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	20	nr	115.06		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	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)				A 455 ===	
Surfaces exceeding 300mm girth 2/sqm Surfaces not exceeding 300mm 2/Lin.m	82 66	m2 Im	26.69 26.69	•	Harmonised Rate + net BMI uplift (32.63%) 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			1	I	
prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth	82	m2	8.32	682.24	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	66	<u>-</u>	4.16	274.56	
Ditto, to rendered tank rooms & chimneys		m2	8.32		Harmonised Rate + net BMI uplift (32.63%)
Bitto, to fortuoisa tariit footilo a oriiniinoyo		"-	0.02	0.00	, iai, iii a ii a ii a ii a ii a ii a i
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 m	8.87	585.42	riamientosa riato - not Emirapine (o2.0070)
Ditto, to rendered tank rooms & chimneys		m2	17.74	I	Harmonised Rate + net BMI uplift (32.63%)
Dillo, to rendered tank rooms & chilinileys		1112	17.74	0.00	Transfer Nate That Birth upint (02.0070)
Application of anticarbonation decorative coatings using two coats					
smoothelastomeric / methaccrylic 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	Trainformation Trace Divin aprile (02.0070)
Ditto, to rendered tank rooms & chimneys	00	m2	15.09		Harmonised Rate + net BMI uplift (32.63%)
Dillo, to rendered tank rooms & chilinneys		1112	13.09	0.00	Trainfortised Nate Thet Divit upint (32.0070)
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	Thistoric rate - Cartersolott
Areas less than 0.25 sqm/joints/perps	60	m I	12.00	720.00	
Aleas less than 0.25 sqrii/joints/perps	00	""	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					
			ed to Summary £	29,016.29	
WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL STAIRCASES					
Remove existing vinyl & dispose in skip on site	190		20.00	E 014 00	TD Crown Quete
Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is	190	m2	30.60	5,814.00	TP Group Quote
	400	m2	30.60	5,814.00	TP Group Quote
required, this will be on a pro rata basis	190				·
supply and fix stair nosings	30	lm	47.40		TP Group Quote
to prepare & coat upstands, skirtings & stringers	221	lm	19.10		TP Group Quote
supply and lay new decorative resin floor coating to landings/half landings	177	m2	123.44		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	Q <u>4</u> 1 76	TP Group Quote
	120	1112	7.00	3-1.70	5.53p quoto
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				40 -00 00	
DECORATIONS	QTY	UNIT	ed to Summary £	16,723.32 TOTAL	COMMENTS
DECORATIONS	QII	ONT	RAIL	IOIAL	COMMENTS
PREVIOUSLY PAINTED SURFACES					
Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)					
Ceilings	211	m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Walls	462	m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Strip ceiling surfaces	211	m2	24.37		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	Im	9.62		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		Harmonised Rate
cupboard door		m2	19.23		Harmonised Rate
Frame		lm	9.62		Harmonised Rate
Skirtings	251	lm	9.62		Harmonised Rate
Stairwell Railings	14	m2	36.07		Harmonised Rate
Beading	32	lm	9.62		Harmonised Rate
Sill	21	lm	9.62		Harmonised Rate
Balcony Door frames	52	lm	9.62		Harmonised Rate
Roof & Service Hatches	11	m2	36.07		Harmonised Rate
Electric Cupboard	18	no.	19.23		Harmonised Rate
Fire/Service Doors	50	m2	36.07		Harmonised Rate
Bargeboard	88	lm	9.62	840.50	Harmonised Rate
DECORATIONS		I			
			ed to Summary £	45,136.17	
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		Carri	ed to Summary £	3,934.46	
Н	FRA WORKS	QTY	UNIT	RATE	3,934.46 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		Nr	1,950.23		Gerda Rates
	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	1,147.59		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		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					
	M&E	QTY	UNIT	ed to Summary £	18,000.00 TOTAL	COMMENTS
	III C	Q	O.I.I.	10112	TOTAL	
	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		Carrie	ed to Summarv £	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					
1	I		Carri	ed to Summary £	15,000.00	
J	M&E RISK ITEMS Additional asbestos removal Additional works identified on site following further investigation, surveys and		Carrie UNIT Item	ed to Summary £	1,575.66 TOTAL 5,000.00	COMMENTS

	17-51 Manaton Close				
	GENERALLY			0.00	
A	ACCESS TO WORKS AT HEIGHT			35,195.65	
В	ROOF REPAIRS			42,335.54	
С	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	
Н	FRA WORKS			18,000.00	
I	M&E			1,575.66	
J	RISK ITEMS			15,000.00	
	17-51 Manaton Close	 			
		Carried to Sec	tion Summary £	225,261.42	

			TASK ORD	DER PRICE		COMMENTS	
REF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS	
A B C D E F G H I J	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. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS						
	GENERALLY						
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS	
	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	ltem	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%	
	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	ltem	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		Carri	ed to Summary £	36,587.80		

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	23	Nr	750.00	17,250.00	Historic Rate Arnold Dobson
works are complete					
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:-	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,	000		00.45	0.007	Framework Veer 14 PMI Unlift 22 C20/
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 days and locatell LIDVO house a Decard Facility is 11 11 11 11 11 11					
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
sape, adjustment to gatter bruthete and the inte					
take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,	92	lm	49.94	1 501 18	Historic Rate Tappesfield
end caps, adjustment to gutter brackets and the like	32	"""	45.54	4,004.40	Thistone Nate Tappeshold
ROOF REPAIRS					
WINDOW REPAIRS	QTY	UNIT	ed to Summary £	63,454.28 TOTAL	COMMENTS
	Q(11	Oltii	IVATE	IOIAL	
WINDOW REPAIRS - Provisional Qty's					
Clean, ease and adjust windows					
Oloan, odoo ana aajaot miiaomo	23	dwellings	280.00		Historic rates
Renew trickle vent	23	Nr	19.00	437.00	Historic rates
Renew trickle vent Renew handle	23 23	Nr Nr	19.00 16.00	437.00 368.00	Historic rates Historic rates
Renew trickle vent Renew handle Renew hinges	23 23 46	Nr Nr Nr	19.00 16.00 31.00	437.00 368.00 1,426.00	Historic rates Historic rates Historic rates
Renew trickle vent Renew handle Renew hinges Renew restrictor	23 23 46 23	Nr Nr	19.00 16.00 31.00 14.52	437.00 368.00 1,426.00 333.96	Historic rates Historic rates Historic rates Historic rates
Renew trickle vent Renew handle Renew hinges	23 23 46	Nr Nr Nr Nr	19.00 16.00 31.00	437.00 368.00 1,426.00 333.96 2,415.00	Historic rates Historic rates Historic rates
Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	23 23 46 23 23	Nr Nr Nr Nr Nr	19.00 16.00 31.00 14.52 105.00	437.00 368.00 1,426.00 333.96 2,415.00 4,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	23 23 46 23 23 23	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	437.00 368.00 1,426.00 333.96 2,415.00 4,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	23 23 46 23 23 23 23 23	Nr Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	437.00 368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	23 23 46 23 23 23	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	437.00 368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	23 23 46 23 23 23 23 23	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	437.00 368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates	23 23 46 23 23 23 23 23	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	437.00 368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	23 23 46 23 23 23 23 23	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	437.00 368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	23 23 46 23 23 23 23 23	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	437.00 368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS CONCRETE REPAIRS Surface Preparation	23 23 46 23 23 23 23 23	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	437.00 368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00 5,750.00 26,369.96	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation Jet washing existing concrete	23 23 46 23 23 23 23 23	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	437.00 368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00 5,750.00 26,369.96	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance COMMENTS
Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS CONCRETE REPAIRS Surface Preparation	23 23 46 23 23 23 23 23	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	437.00 368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00 5,750.00 26,369.96	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance COMMENTS

carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2 carry out chloride testing including laboratory analysis and report. Concrete areas enerally concrete Repairs - Please note all quantities are provisional cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Hot exceeding 0.01m2. (Provisional Quantity) cover 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) cover 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) cover 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) cover 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) cover 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) cover 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) cover 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	0 4 5	nr nr nr nr nr nr	8.12 8.70 10.94 14.84 23.21 39.79	0.00 0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (3) Harmonised Rate + net BMI uplift (3)
Carry out chloride testing including laboratory analysis and report. Concrete areas enerally Concrete Repairs - Please note all quantities are provisional Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Including the exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) Cut out and repair concrete in patches to small areas, depth over 10mm but not	4	nr nr nr nr nr	8.12 8.70 10.94 14.84 23.21	0.00 0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (3)
concrete Repairs - Please note all quantities are provisional cut out and repair concrete in patches to small areas, depth not exceeding 10mm. lot exceeding 0.01m2. (Provisional Quantity) over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr nr nr nr	8.12 8.70 10.94 14.84 23.21	0.00 0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (3)
Concrete Repairs - Please note all quantities are provisional Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Idot exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr nr nr nr	8.12 8.70 10.94 14.84 23.21	0.00 0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (3)
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Hot exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5 5	nr nr nr nr	8.70 10.94 14.84 23.21	0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (3)
lot exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5 5	nr nr nr nr	8.70 10.94 14.84 23.21	0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (3)
over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5 5	nr nr nr nr	8.70 10.94 14.84 23.21	0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (3)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) Cut out and repair concrete in patches to small areas, depth over 10mm but not	5 5	nr nr nr	10.94 14.84 23.21	0.00 0.00 0.00	Harmonised Rate + net BMI uplift (3 Harmonised Rate + net BMI uplift (3 Harmonised Rate + net BMI uplift (3
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) Cut out and repair concrete in patches to small areas, depth over 10mm but not	5 5	nr nr	14.84 23.21	0.00 0.00	Harmonised Rate + net BMI uplift (3 Harmonised Rate + net BMI uplift (3
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) Out out and repair concrete in patches to small areas, depth over 10mm but not	5	nr	23.21	0.00	Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) Cut out and repair concrete in patches to small areas, depth over 10mm but not	5	1			
Cut out and repair concrete in patches to small areas, depth over 10mm but not	5	nr	39.79	0.00	Harmonised Rate + net BMI uplift (3
·	5				
xceeding 25mm.	5 5				
lot exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	E0 1E	Harmonised Rate + net BMI uplift (3
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr l	13.26		Harmonised Rate + net BMI uplift (
over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	1	15.83		Harmonised Rate + net BMI uplift (3
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5 5	nr	19.07		Harmonised Rate + net BMI uplift (
Over 0.25 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	23.72		Harmonised Rate + net BMI uplift (
	5 E	nr	39.79		Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	190.93	Tamoniseu Nate + net bivii upiiit (
cut out and repair concrete in patches to small areas, depth over 25mm but not xceeding 50mm.					
lot exceeding 0.01m2. (Provisional Quantity)		nr	14.26	0.00	Harmonised Rate + net BMI uplift (3
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (3
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (3
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		Harmonised Rate + net BMI uplift (3
over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56		Harmonised Rate + net BMI uplift (3
cut out and repair concrete in patches to small areas, depth over 50mm but not					
xceeding 75mm.					
lot exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64	103.20	Harmonised Rate + net BMI uplift (3
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78		Harmonised Rate + net BMI uplift (3
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16		Harmonised Rate + net BMI uplift (3
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10		Harmonised Rate + net BMI uplift (3
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50		Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06		Harmonised Rate + net BMI uplift (
lairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika					
MonoTop 615 repair mortar	15	m	8.50	127.50	Historic rate - Juniper House
o cracks formed at points of expansion, cut crack to a width of 20mm install bond					
reaker tape to back of chase. Install polyethylene backing rod if required, prime	4	m l	35.00	140.00	Star rate
nd seal using Mastic to form dummy expansion joint.	-	"			
Corrosion Inhibitor					
nstallation 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 (3
surfaces not exceeding 300mm 2/Lin.m	126	lm	26.69	•	Harmonised Rate + net BMI uplift (3
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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	55 126	m2 m m2	8.32 4.16 8.32	524.16	Harmonised Rate + net BMI uplift (32.63%) 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 / methaccrylic coating to all exposed concrete surfaces					
Surfaces exceeding 300mm girth	55	m2	15.09	829.95	Harmonised Rate + net BMI uplift (32.63%)

r 9 - 67-89 Manaton					
Surfaces not exceeding 300mm	126	l m	7.55	950.67	1
Ditto, to rendered tank rooms & chimneys	120	m2	15.09		Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys		IIIZ	15.09	0.00	Harmoniseu Rate + Het bivii upiiit (52.05%)
DDICKINODIK CI FANINC AND DEDAIDS	-				
BRICKWORK CLEANING AND REPAIRS	-				
Correspond to defeative bricks using coloured marters	40	nr	12.50	500.00	Historic rate - Juniper House
Carry out repairs to defective bricks using coloured mortars	40	nr	12.50	500.00	Tristone rate - Juniper House
Dalca aut and vanaint defective mainting					
Rake out and repoint defective pointing	00		05.00	700.00	Ulistavia vata. Cartavaavatt
Areas >0.5 sqm	20	m2	35.00		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					
	077/		ed to Summary £	18,687.37	
WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
DDIVATE DAY COMES					
PRIVATE BALCONIES	-				
Demonstrating apparture tiles and dispess of in align	60	0	7.05	470.00	TD Crayer Overte
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	12	m2	33.84	406.08	TP Group Quote
tiles					
Carefully prepare surface of existing asphalt covering including all upstands &	6	l nr	1511.17	9 067 02	TP Group Quote
supply and lay new elastomeric water proofing system for balconies		'''		0,001.02	The Group Quoto
Provisional allowance for asphalt repairs	6	Item	500.00	3,000.00	Provisional allowance
WALKINAYO A DALGONIEG					
WALKWAYS & BALCONIES		Carri	ed to Summary f	0.00	
	QTY		ed to Summary £	0.00 TOTAL	
	QTY	Carri UNIT	ed to Summary £	0.00 TOTAL	COMMENTS
DECORATIONS	QTY				
	QTY				
DECORATIONS PREVIOUSLY PAINTED SURFACES	QTY				
DECORATIONS	QTY				
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas	QTY				
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings	QTY	UNIT m2	23.13	TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	QTY	M2 m2	23.13 23.13	TOTAL	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	QTY	m2 m2 m2 m2	23.13 23.13 24.37	TOTAL	Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	QTY	M2 m2	23.13 23.13	TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces	QTY	m2 m2 m2 m2	23.13 23.13 24.37	TOTAL	Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations	QTY	m2 m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37	TOTAL	Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Soffits	QTY	m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37	TOTAL	Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Soffits Cladding		m2 m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37 19.23 19.23	TOTAL	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia	QTY -	m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37	TOTAL 769.60	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Soffits Cladding		m2 m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37 19.23 19.23 9.62	TOTAL 769.60	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board	80 12	m2 m2 m2 m2 m2 m2 lm m2	23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62 19.23	769.60 230.76	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade	80	m2 m2 m2 m2 m2 m2 lm m2 lm	23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62 19.23 9.62	769.60 230.76	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets	80 12	m2 m2 m2 m2 m2 lm m2 lm lm	23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62 19.23 9.62 9.62	769.60 230.76 788.84	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door	80 12	m2 m2 m2 m2 m2 lm2 lm m2 lm lm lm	23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62 19.23 9.62 9.62 9.62 36.07	769.60 230.76 788.84	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen	80 12	m2 m2 m2 m2 m2 lm lm lm lm m2 lm	23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62 19.23 9.62 9.62 36.07 36.07	769.60 230.76 788.84	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame	80 12 82	m2 m2 m2 m2 m2 lm lm lm lm m2 lm lm m2	23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62 19.23 9.62 9.62 36.07 36.07 9.62	769.60 230.76 788.84	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors	80 12 82	m2 m2 m2 m2 m2 m2 lm lm m2 lm lm m2 lm lm m2	23.13 23.13 24.37 24.37 24.37 19.23 9.62 19.23 9.62 9.62 36.07 36.07 9.62 19.23	769.60 230.76 788.84	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame	80 12 82	m2 m2 m2 m2 m2 lm lm lm lm m2 lm lm m2	23.13 23.13 24.37 24.37 24.37 19.23 9.62 19.23 9.62 9.62 36.07 36.07 9.62 19.23 9.62	769.60 230.76 788.84 153.84 115.44	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames	80 12 82	m2 m2 m2 m2 m2 m2 lm lm m2 lm lm m2 lm lm m2	23.13 23.13 24.37 24.37 24.37 19.23 9.62 19.23 9.62 9.62 36.07 36.07 9.62 19.23 9.62	769.60 230.76 788.84 153.84 115.44	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames cupboard door	80 12 82 8 12 6	m2 m2 m2 m2 m2 m2 lm m2 lm lm m2 lm m2 lm m2 lm	23.13 23.13 24.37 24.37 24.37 19.23 9.62 19.23 9.62 9.62 36.07 36.07 9.62 19.23 9.62 19.23	769.60 230.76 788.84 115.44 115.38	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames cupboard door Frames	80 12 82 81 6 52	m2 m2 m2 m2 m2 m2 lm m2 lm lm m2 lm m2 lm m2 lm	23.13 23.13 24.37 24.37 24.37 19.23 9.62 19.23 9.62 9.62 36.07 36.07 9.62 19.23 9.62 19.23 9.62	769.60 230.76 788.84 115.44 115.38 500.24	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames cupboard door Frames Binstore Doors	80 12 82 82 6 52 10	m2 m2 m2 m2 m2 lm m2 lm lm m2 lm m2 lm m2 lm m2 lm	23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62 19.23 9.62 36.07 36.07 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23	769.60 230.76 788.84 115.44 115.38 500.24 360.70	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames cupboard door Frames Binstore Doors Binstore Door Frames	80 12 82 82 8 12 6 52 10 5	m2 m2 m2 m2 m2 lm m2 lm lm m2 lm m2 lm m2 lm m2 lm m2 lm	23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62 19.23 9.62 36.07 36.07 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23	769.60 230.76 788.84 153.84 115.44 115.38 500.24 360.70 48.10	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames cupboard door Frames Binstore Doors Binstore Door Frames Electric Cupboards	80 12 82 82 10 5 12	m2 m2 m2 m2 m2 lm m2 lm lm m2 lm m2 lm m2 lm m2 lm m2 lm	23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62 19.23 9.62 36.07 36.07 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23	769.60 230.76 788.84 153.84 115.44 115.38 500.24 360.70 48.10 230.76	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames cupboard door Frames Binstore Doors Binstore Door Frames Electric Cupboards RWP	80 12 82 82 10 5 12 45	m2 m2 m2 m2 m2 lm m2 lm lm m2 lm m0 lm	23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62 19.23 9.62 36.07 36.07 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62	769.60 230.76 788.84 153.84 115.44 115.38 500.24 360.70 48.10 230.76 432.90	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames cupboard door Frames Binstore Doors Binstore Door Frames Electric Cupboards	80 12 82 82 10 5 12	m2 m2 m2 m2 m2 lm m2 lm lm m2 lm m2 lm m2 lm m2 lm m2 lm	23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62 19.23 9.62 36.07 36.07 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23	769.60 230.76 788.84 153.84 115.44 115.38 500.24 360.70 48.10 230.76 432.90 48.10	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate

Nr 9 - 67-89 Manaton					
Gable end fence	8	m2	19.23		Harmonised Rate
Boxing in pipes	66	m2	19.23	1,269.18	Harmonised Rate
DECORATIONS					
		Carrie	ed 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 RWPs 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		Carrie	ed 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, multilocking 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., FRA Provisional allowance for compartmentation works Provisional allowance for additional compartmentation works to garages LOFT SPACE WORKS	1 7	Nr Nr Nr Item Nr	1,950.23 1,147.59 100.00	10,000.00	Gerda Rates Gerda Rates Provisional Allowance Provisional Allowance Provisional Allowance
Provisional allowance for additional firestopping to existing fire breaks and service penetrations	3	Nr	500.00	1,500.00	Provisional Allowance
FRA WORKS		Carrie	ed 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				32333	·
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 L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
		_		100.00	020.00	
	M&E		Carri	ed 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		Carri	ed to Summary £	22,500.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	67-89 Manaton Close				0.00	
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				36,587.80	
В	ROOF REPAIRS				63,454.28	
С	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	
н	FRA WORKS				18,500.00	
ı	M&E				1,575.66	
J	RISK ITEMS				22,500.00	
	67-89 Manaton Close		Carried to Sec	tion Summary £	204,980.81	

REF	ITEM		TASK ORE	ER PRICE		COMMENTS
KEF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS
	1-203 Wivenhoe 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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW & DOOR WORKS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS	QIY	UNII	RAIE	IOTAL	
	GENERALLY					
		OTV		2477		COMMENTO
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. Allow for the temporary unclipping of all wires, reclip on completion both externally	102	Item Item	33.16 66.32	·	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%
	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%
	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	ltem	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		Carrie	ed to Summary £	274,303.30	
В	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:- SOFFIT & FASCIA Take down defective asbestos soffit board to roofline and balconies Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,	36 1 434 772	Item Item Im	1,000.00 20.16 49.94 49.94	164,080.00 8,749.34 38,553.68	Provisional Allowance Phoenix Green Quote Framework - Year 14 BMI Uplift 32.63% Historic Rate Tappesfield Historic Rate Tappesfield
end caps, adjustment to gutter brackets and the like ROOF REPAIRS				. 0,01 011 2	
1			ed to Summary £	264,262.74	
WINDOW & DOOR WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
WINDOW REPAIRS - Provisional Qty's					
Clean, ease and adjust windows	71	dwellings	280.00		Historic rates
Renew trickle vent	71	Nr	19.00	,	Historic rates
Renew handle	71	Nr	16.00		Historic rates
Renew hinges	142	Nr	31.00		Historic rates
Renew restrictor	71	Nr	14.52		Historic rates
Renew tilt and turn top hinge	71	Nr	105.00		Historic rates
Mastic renewal	71	Item	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		Commit	ed to Summary £	100,102.92	
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	ltem		96,780.96	Silk & Mackman Quote
		1			
COMMUNAL DOORS (PROVISIONAL ALLOWANCE)					

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 cocrete	615	m2	1.82	1,119.30	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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.	40		0.40	04.00	Harmoniand Data Land BMI unlift (22 620/)
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	8.12		Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70		
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity)	30	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity)	30	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	30	nr	63.99		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity)	30	nr	82.56		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	40.78		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50		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	100	m	8.50	850.00	Historic rate - Juniper House
645			0.00	000.00	į

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		m	35.00	0.00	Star rate
and seal using Mastic to form dummy expansion joint.					
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	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%)

				Provisional allowance
52	nr	1511.17	78,580.84	TP Group Quote
37	m2	33.84	1,265.62	TP Group Quote
187	m2	84.00	15,708.00	Phoenix Green Quote
81	m2	123.44		TP Group Quote
	1			TP Group Quote
	1			TP Group Quote
	l _m	47.40	0 100 90	TP Group Quote
378	m2	30.60	11,566.80	TP Group Quote
378	m2	30.60		TP Group Quote
QTY	UNIT	RATE	IOIAL	COMMENTS
27/			92,211.95	COMMENTS
			,	
52	nr	276 60	14 383 20	Historic rate - Brookstone
			.,355.56	
				Historic rate - Carterscroft
175 290	nr m	25.00 12.00	4,375.00 3,480.00	
115	m2	35.00	· · · · · · · · · · · · · · · · · · ·	Historic rate - Carterscroft
255	nr	12.50	3,187.50	Historic rate - Juniper House
20	m2	15.09		Harmonised Rate + net BMI uplift (32.63%)
				Tallioniou rato - not bini apini (oz.oo70)
589	m2	15.09		Harmonised Rate + net BMI uplift (32.63%)
	255 115 175 290 60 52 QTY 378 378 192 576 297 81 187 37	26 m m2 255 nr 115 m2 175 nr 290 m 60 lm 52 nr Carr QTY UNIT 378 m2 192 lm 576 lm 297 m2 81 m2 187 m2 187 m2 37 m2 52 nr	26 m 7.55 m2 15.09 255 nr 12.50 115 m2 35.00 175 nr 25.00 290 m 12.00 60 lm 80.00 52 nr 276.60 Carried to Summary £ QTY UNIT RATE 378 m2 30.60 378 m2 30.60 192 lm 47.40 576 lm 19.10 297 m2 123.44 81 m2 123.44 81 m2 123.44 187 m2 84.00 37 m2 33.84 52 nr 1511.17	26 m 7.55 196.17 0.00 255 nr 12.50 3,187.50 115 m2 35.00 4,025.00 175 nr 25.00 4,375.00 290 m 12.00 3,480.00 60 lm 80.00 4,800.00 52 nr 276.60 14,383.20 Carried to Summary £ 92,211.95 QTY UNIT RATE TOTAL 378 m2 30.60 11,566.80 378 m2 30.60 11,566.80 192 lm 47.40 9,100.80 576 lm 19.10 11,001.60 297 m2 123.44 36,661.68 81 m2 123.44 9,998.64 187 m2 84.00 15,708.00 37 m2 33.84 1,265.62 52 nr 1511.17 78,580.84

	Cupboards	70	m2	19.23	1 346 10	Harmonised Rate
	Windows	18	m	9.62		Harmonised Rate
	Frame/cills	390				Harmonised Rate
			m	9.62		
	Entrance door and screen	50	m2	19.23		Harmonised Rate
	meter cupboards	104	m2	19.23		Harmonised Rate
	Skirtings	1475	m	9.62		Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
						Harmonised Rate
	soffit		m	9.62		
	Frame to Pb balustrade	420	m	9.62		Harmonised Rate
	Brackets	98	m	9.62	942.76	Harmonised Rate
	Lourve doors	20	m2	9.62	192.40	Harmonised Rate
	Small rail	75	m	9.62		Harmonised Rate
	Security grill	34	m2	19.23		Harmonised Rate
	· · ·					
	Doors	9	m2	19.23		Harmonised Rate
	Frame	45	m	9.62	432.90	Harmonised Rate
	Entrance door and screen	50	m2	19.23	961.50	Harmonised Rate
	DECORATIONS	-				
				ed to Summary £	251,942.28	
Н	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	434	lm	34.02	14,764.50	Framework - Year 14 BMI Uplift 32.63%
	bends, and the like					
	Take down defective reinwater nine and replace with new LIDVC nine n.e. 92mm					
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm					
	diameter, inclusive all jointing, access points, brackets, fixings, connections,	399	lm	38.58	15 394 24	Framework - Year 14 BMI Uplift 32.63%
			1111	00.00	10,007.27	Trainework - Teal 14 Divil Opini 02.00%
		000				
	branches, making good where passing through building components, flushing on	000				
		000				
	branches, making good where passing through building components, flushing on					
_	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS		Carrie	ed to Summary £	30,158.75	
ı	branches, making good where passing through building components, flushing on completion, sized to suit roof area	QTY	Carrie UNIT		30,158.75 TOTAL	COMMENTS
ı	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS		Carrie UNIT	ed to Summary £		
1	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS		Carrie UNIT	ed to Summary £		
ı	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS FED's		Carrie UNIT	ed to Summary £		
1	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be		Carrie UNIT	ed to Summary £		
1	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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		Carrie UNIT	ed to Summary £		
1	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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		Carrie UNIT	ed to Summary £		
1	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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		Carrie UNIT	ed to Summary £		
1	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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-		UNIT	ed to Summary £	TOTAL	COMMENTS
1	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,	QTY	Carrie UNIT	ed to Summary £	TOTAL	
I	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both	QTY	UNIT	ed to Summary £	TOTAL	COMMENTS
I	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking 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	QTY	UNIT	ed to Summary £	TOTAL	COMMENTS
I	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking 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 installers, in line	QTY	UNIT	ed to Summary £	TOTAL	COMMENTS
ı	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking 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	QTY	UNIT	ed to Summary £	TOTAL	COMMENTS
I	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking 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 installers, in line	QTY	UNIT	ed to Summary £	TOTAL	COMMENTS
ı	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking 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 installers, in line	QTY	UNIT	ed to Summary £	TOTAL 1,950.23	COMMENTS
ı	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	QTY	UNIT Nr	RATE 1,950.23	TOTAL 1,950.23	Gerda Rates
1	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking 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.	QTY	UNIT Nr	RATE 1,950.23	TOTAL 1,950.23	Gerda Rates
	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	QTY	Nr Nr	RATE 1,950.23	1,950.23 100.00	Gerda Rates Provisional Allowance
1	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	QTY	UNIT Nr	RATE 1,950.23	1,950.23 100.00	Gerda Rates
<u> </u>	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works	QTY	Nr Nr	RATE 1,950.23	1,950.23 100.00	Gerda Rates Provisional Allowance
1	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and	QTY	Nr Nr	RATE 1,950.23	1,950.23 100.00	Gerda Rates Provisional Allowance
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	branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works 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.	QTY 1 1	Nr Nr Item	1,950.23	1,950.23 100.00 15,000.00 2,500.00	Gerda Rates Provisional Allowance Provisional Allowance

Additional works identified on site following further investigation, surveys and				11,1111	
RISK ITEMS Asbestos removal	QTY 1	UNIT Item	RATE	30,000.00	
M&E	OTV		ed to Summary £	7,670.66	COMMENTS
Install L.E.D festoon 110v lighting, suitably clipped per 20lm	25	Nr	160.00	4,000.00	
Install 110v socket (fixed)	1	Nr	35.00	35.00	
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	25	Nr	105.00	2,625.00	
Supply 3kva Transformer	1	Nr	95.00	95.00	
Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
TEMPORARY LIGHTING					
Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
COMMUNAL TESTING					
M&E	QTY	UNIT	ed to Summary £	188,557.97 TOTAL	COMMENTS
FRA WORKS					
Provisional allowance for additional firestopping to existing fire breaks and service penetrations	36	Nr	500.00	18,000.00	Provisional Allowance
LOFT SPACE WORKS	10	Rom	1,000.00	10,000.00	1. Hooking Ground Ground
Carry out compartmentation works as per cablesheer reports Provisional allowance for compartmentation to garages	10	Item	1,000.00	·	Phoenix Green Quote
Renew timber communal loft hatches with fire rated hatches	21	Nr Item	1,500.00	·	Provisional Allowance Phoenix Green Quote
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		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 7.4.1.1 signage	20	Nr	50.00	1,000.00	Provisional Allowance
Item 7.4.1.2 signage	18	Nr	50.00	900.00	Provisional Allowance
Item 7.4.1.3 signage	15	Nr	50.00	750.00	Provisional Allowance
Item 7.4.1.4 signage	10	Nr	50.00	500.00	Provisional Allowance
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

	Provisional allowance for unforeseen works arising	1	Item		25,000.00	
	RISK ITEMS		Carrie	ed 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	
В	ROOF REPAIRS				264,262.74	
С	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	
н	RAINWATER GOODS				30,158.75	
ı	FRA WORKS				188,557.97	
J	M&E				7,670.66	
K	RISK ITEMS				80,000.00	
	1-203 Wivenhoe		Carried to Sec	tion Summary £	1,597,442.30	

		TASK ORDER PRICE				201117177
KEF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS
A B C D E F G H	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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
Ī	RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	ACCESS TO WORKS AT HEIGHT		0- 1	ad to Commercial	0.00	
В	ROOF REPAIRS	QTY	UNIT	ed to Summary £	0.00 TOTAL	COMMENTS
	ROOF REPAIRS		0		2.00	
С	WINDOW REPAIRS	QTY	UNIT	ed to Summary £	0.00 TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Mastic renewal Glazing replacement	31 31 31 62 31 31	dwellings Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 200.00 200.00	589.00 496.00 1,922.00 450.12 6,200.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	COMMUNAL WINDOW REPAIRS					
	Provisional allowance to overhaul communal windows	20	Nr	75.00	1,500.00	
	WINDOW REPAIRS					
D	FAÇADE & STRUCTURAL REPAIRS	QTY	Carri UNIT	ed to Summary £	26,037.12 TOTAL	COMMENTS
	FAÇADE & STRUCTURAL REPAIRS			- d to 0	0.00	
E	WALKWAYS & BALCONIES	QTY	UNIT	ed to Summary £	0.00 TOTAL	COMMENTS
	COMMUNAL FLOORING					
	O MINIOTAL I LOOKING					

		400	_			I
	Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is	126	m2	30.6	3,855.60	TP Group Quote
	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		TP Group Quote
	supply and lay new decorative resin floor coating to landings/half landings	99	m2	123.44		TP Group Quote
1	supply and lay new decorative resin floor coating to treads & risers	27	m2	123.44		TP Group Quote
	WALKWAYS & BALCONIES		Carri	ed to Summary £	29,965.44	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
ĺ	TOR (Preparation and Painting)					
İ	Ceilings	50	m2	23.13	1,156.50	Harmonised Rate + net BMI uplift (28.28%)
	Walls	220	m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
1	Strip ceiling surfaces	50	m2	24.37		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	445		0.00	4 400 00	Harmaniand Data
	Skirtings	115	m	9.62	1,106.30	Harmonised Rate
	DECORATIONS					
				ed to Summary £	13,931.30	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	RAINWATER GOODS					
	RAINWATER GOODS					
			Carri	ed to Summary £	0.00	
Н	FRA WORKS	QTY	Carrie UNIT	ed to Summary £	0.00 TOTAL	COMMENTS
Н		QTY				
Н	FRA WORKS FED's	QTY				
Н		QTY				
Н	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	QTY				
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Н	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for compartmentation works to communal areas FRA WORKS RISK ITEMS	1	UNIT Nr Item	1,950.23	30,000.00 30,000.00 TOTAL	Gerda Rates Provisional Allowance COMMENTS
H	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for compartmentation works to communal areas FRA WORKS	1	UNIT Nr Item	1,950.23	30,000.00 30,000.00	Gerda Rates Provisional Allowance COMMENTS
Н	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for compartmentation works to communal areas FRA WORKS Additional asbestos removal	1 QTY	UNIT Nr Item Carrie UNIT	1,950.23	30,000.00 30,000.00 TOTAL	Gerda Rates Provisional Allowance COMMENTS
H	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for compartmentation works to communal areas FRA WORKS RISK ITEMS Additional asbestos removal Additional works identified on site following further investigation, surveys and	1 QTY	UNIT Nr Item Carrie UNIT	1,950.23	30,000.00 30,000.00 TOTAL	Gerda Rates Provisional Allowance COMMENTS
H	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for compartmentation works to communal areas FRA WORKS Additional asbestos removal	1 QTY	Nr Nr Item Carrie UNIT	1,950.23	30,000.00 30,000.00 TOTAL 5,000.00	Gerda Rates Provisional Allowance COMMENTS
H	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for compartmentation works to communal areas FRA WORKS RISK ITEMS Additional asbestos removal Additional works identified on site following further investigation, surveys and	1 QTY	Nr Nr Item Carrie UNIT	1,950.23	30,000.00 30,000.00 TOTAL 5,000.00	Gerda Rates Provisional Allowance COMMENTS

			Carri	ed 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	
В	ROOF REPAIRS				0.00	
С	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	
н	FRA WORKS				30,000.00	
i	RISK ITEMS				10,000.00	
	1-203 Wivenhoe SHU				400 000 00	
			Carried to Sec	ction Summary £	109,933.86	

DEF	ITEM	TASK ORDER PRICE			COMMENTS	
KEF	IIEW	QTY	UNIT	RATE	TOTAL	COMIMENTS
	2-52 Wivenhoe Close 2-52 Wivenhoe Close 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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
J	RISK ITEMS					
	GENERALLY	· · · · · · · · · · · · · · · · · · ·				
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	26 26	ltem Item	33.16 66.32		Framework - Year 14 BMI Uplift 32.63% 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. Allow for removal from site of all debris arising from the works.	1	ltem Item	99.47		Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%
	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	1.0	ltem		90,000.00	MAC Quote
	Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding. Extra over for asbestos adapted scaffold Weekly Inspections	1.0 16.0	ltem Nr	200.00	Incl. 3,200.00	MAC Quote
	Remove and refix satellite dish - Provisional	13	nr	86.21		Framework - Year 14 BMI Uplift 32.63%

	ACCESS TO WORKS AT HEIGHT					
_				ed to Summary £	97,205.43	
В	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 MAIN ROOF COVERINGS - PITCHED	26	Nr	750.00	19,500.00	Historic Rate Arnold Dobson
	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		Carrie	ed to Summary £	95,271.55	
С	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		Historic rates
	Renew handle	26	Nr	16.00		Historic rates
	Renew hinges	52	Nr	31.00		Historic rates
	Renew restrictor	26	Nr	14.52		Historic rates
	Renew tilt and turn top hinge	26	Nr	105.00		Historic rates
	Mastic renewal	26	Item	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	ltem	250.00	6,500.00	Provisional Allowance
	WINDOW REPAIRS					
	FACADE & OTBUOTUDAL DEDAIDO	OTV		ed 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					

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	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 cocrete	262	m2	1.82	476.84	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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					
	out out and repair concrete in patches to small areas, depth not exceeding					
	Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
- 1	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
- 1	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
- 1	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
l,	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					
- 1	exceeding 25mm.					
	Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)
l,	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%)
l,	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%)
I.	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%)
I.	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		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	1	39.46		Harmonised Rate + net BMI uplift (32.63%)
		10	nr			Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	51.56		
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99		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		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.03 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
			nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr	115.06		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	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)					
			m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces exceeding 300mm girth 2/sqm					
[Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
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	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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	150 110	m2 m m2	8.32 4.16 8.32	457.60	Harmonised Rate + net BMI uplift (32.63%) 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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	150 112	m2 m m2	17.74 8.87 17.74	993.44	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	150 112	m2 m m2	15.09 7.55 15.09	845.04	Harmonised Rate + net BMI uplift (32.63%) 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 Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	10 20 50	m2 nr m	35.00 25.00 12.00	350.00 500.00 600.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	20	lm	80.00	1,600.00	Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS					
	FAÇADE & STRUCTURAL REFAIRS					
Е	WALKWAYS & BALCONIES	QTY	Carrie UNIT	ed to Summary £	28,479.00 TOTAL	COMMENTS
E	WALKWAYS & BALCONIES	QTY				
Е	WALKWAYS & BALCONIES PRIVATE BALCONIES		UNIT	RATE	TOTAL	COMMENTS
E	WALKWAYS & BALCONIES	QTY 100			TOTAL	
Е	WALKWAYS & BALCONIES PRIVATE BALCONIES		UNIT	RATE	TOTAL 8,400.00	COMMENTS
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan	100	UNIT m2	RATE 84.00	8,400.00 676.80	Phoenix Green Quote
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands &	100 20	m2 m2	84.00 33.84	8,400.00 676.80 9,067.02	Phoenix Green Quote TP Group Quote
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 10.23m2 Carefully prepare surface of existing asphalt covering including all upstands &	100 20 6	m2 m2 nr	84.00 33.84 1511.17	8,400.00 676.80 9,067.02 8,862.48	Phoenix Green Quote TP Group Quote TP Group Quote
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 10.23m2 Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 15m2	100 20 6 4	m2 m2 nr nr	84.00 33.84 1511.17 2215.62 500.00	8,400.00 676.80 9,067.02 8,862.48 5,000.00	Phoenix Green Quote TP Group Quote TP Group Quote TP Group Quote Provisional allowance
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 10.23m2 Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 15m2 Provisional allowance for asphalt repairs	100 20 6 4	m2 m2 nr nr	84.00 33.84 1511.17 2215.62	8,400.00 676.80 9,067.02 8,862.48	Phoenix Green Quote TP Group Quote TP Group Quote TP Group Quote Provisional allowance
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 10.23m2 Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 15m2 Provisional allowance for asphalt repairs WALKWAYS & BALCONIES	100 20 6 4 10	m2 m2 nr nr Item	84.00 33.84 1511.17 2215.62 500.00	8,400.00 676.80 9,067.02 8,862.48 5,000.00	Phoenix Green Quote TP Group Quote TP Group Quote TP Group Quote Provisional allowance
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 10.23m2 Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 15m2 Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS	100 20 6 4 10	m2 m2 nr nr Item	84.00 33.84 1511.17 2215.62 500.00	8,400.00 676.80 9,067.02 8,862.48 5,000.00	Phoenix Green Quote TP Group Quote TP Group Quote TP Group Quote Provisional allowance
	WALKWAYS & BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 10.23m2 Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 15m2 Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)	100 20 6 4 10	m2 m2 nr nr ltem Carrie	84.00 33.84 1511.17 2215.62 500.00 ed to Summary £ RATE	8,400.00 676.80 9,067.02 8,862.48 5,000.00 32,006.30 TOTAL	Phoenix Green Quote TP Group Quote TP Group Quote TP Group Quote Provisional allowance COMMENTS
	WALKWAYS & BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 10.23m2 Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 15m2 Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings	100 20 6 4 10	m2 m2 nr nr ltem Carrie	84.00 33.84 1511.17 2215.62 500.00 ed to Summary £ RATE	8,400.00 676.80 9,067.02 8,862.48 5,000.00 32,006.30 TOTAL	Phoenix Green Quote TP Group Quote TP Group Quote TP Group Quote Provisional allowance COMMENTS Harmonised Rate + net BMI uplift (28.28%)
	WALKWAYS & BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 10.23m2 Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 15m2 Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)	100 20 6 4 10	m2 m2 nr nr ltem Carrie	84.00 33.84 1511.17 2215.62 500.00 ed to Summary £ RATE	8,400.00 676.80 9,067.02 8,862.48 5,000.00 32,006.30 TOTAL	Phoenix Green Quote TP Group Quote TP Group Quote TP Group Quote Provisional allowance COMMENTS

I	1		1	I I		1
	General Decorations					
	Cladding	12	m2	19.23	230.76	Harmonised Rate
	Fascia	12	m	9.62	250.70	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		Harmonised Rate
	Small rail	15		9.62		Harmonised Rate
	Ceilings to ground floor flats	362	m m2	19.23		Harmonised Rate
	1	20				Harmonised Rate
	Doors Frame		m2	19.23		Harmonised Rate
		50	m	9.62		Harmonised Rate
	Meter cupboards	24	no	19.23	461.52	narmonised Rate
	DECORATIONS					
	DECORATIONS		Carri	ed to Summary £	21,977.52	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
G	RAINWATER GOODS	QH	UNII	KAIE	IOIAL	
	Taka dawa asilatin namitasin nami damahasa with manday 450mm damahasa flawata falla					
	Take down existing guttering and replace with marley 150mm deep flow to falls,	400			2 225 22	F
	inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs	188	lm	34.02	6,395.68	Framework - Year 14 BMI Uplift 32.63%
	bends, and the like					
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm					
	diameter, inclusive all jointing, access points, brackets, fixings, connections,	137	lm	38.58	5 285 74	Framework - Year 14 BMI Uplift 32.63%
	branches, making good where passing through building components, flushing on	107	"""	50.50	5,205.74	
	completion, sized to suit roof area					
	RAINWATER GOODS					
				ed to Summary £	11,681.43	
Н	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be					
	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					
	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					
	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-					
	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, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,	3	Nr	1,950.23	5,850.69	Gerda Rates
	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, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both	3	Nr	1,950.23	5,850.69	Gerda Rates
	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, multilocking 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	3	Nr	1,950.23	5,850.69	Gerda Rates
	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, multilocking 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	3	Nr	1,950.23	5,850.69	Gerda Rates
	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, multilocking 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	3	Nr	1,950.23	5,850.69	Gerda Rates
	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, multilocking 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	3	Nr Nr	1,950.23 1,147.59		Gerda Rates Gerda Rates
	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, multilocking 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.					
	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, multilocking 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.				3,442.77	
	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, multilocking 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.,	3	Nr	1,147.59	3,442.77	Gerda Rates
	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, multilocking 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	3	Nr	1,147.59	3,442.77	Gerda Rates
	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, multilocking 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.,	3	Nr Nr	1,147.59	3,442.77 300.00	Gerda Rates Provisional Allowance
	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, multilocking 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.,	3	Nr	1,147.59	3,442.77 300.00	Gerda Rates
	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, multilocking 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., FRA Provisional allowance for compartmentation works	3 3 1	Nr Nr Item	1,147.59 100.00	3,442.77 300.00 10,000.00	Gerda Rates Provisional Allowance Provisional Allowance
	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, multilocking 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.,	3	Nr Nr	1,147.59	3,442.77 300.00 10,000.00	Gerda Rates Provisional Allowance
	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, multilocking 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., FRA Provisional allowance for compartmentation works Provisional allowance for additional compartmentation works to garages	3 3 1	Nr Nr Item	1,147.59 100.00	3,442.77 300.00 10,000.00	Gerda Rates Provisional Allowance Provisional Allowance
	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, multilocking 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., FRA Provisional allowance for compartmentation works Provisional allowance for additional compartmentation works to garages Issue 7.4.2.1 Install a 'fire door keep locked shut' sign to the heating riser	3 3 1	Nr Nr Item Nr	1,147.59 100.00 1,000.00	3,442.77 300.00 10,000.00 8,000.00	Gerda Rates Provisional Allowance Provisional Allowance Provisional Allowance
	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, multilocking 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., FRA Provisional allowance for compartmentation works Provisional allowance for additional compartmentation works to garages	3 3 1	Nr Nr Item	1,147.59 100.00	3,442.77 300.00 10,000.00 8,000.00	Gerda Rates Provisional Allowance Provisional Allowance
	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, multilocking 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., FRA Provisional allowance for compartmentation works Provisional allowance for additional compartmentation works to garages Issue 7.4.2.1 Install a 'fire door keep locked shut' sign to the heating riser	3 3 1 8	Nr Nr Item Nr	1,147.59 100.00 1,000.00	3,442.77 300.00 10,000.00 8,000.00	Gerda Rates Provisional Allowance Provisional Allowance Provisional Allowance
	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, multilocking 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., FRA Provisional allowance for compartmentation works Provisional allowance for additional compartmentation works to garages 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	3 3 1 8	Nr Nr Item Nr	1,147.59 100.00 1,000.00	3,442.77 300.00 10,000.00 8,000.00	Gerda Rates Provisional Allowance Provisional Allowance Provisional Allowance
	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, multilocking 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., FRA Provisional allowance for compartmentation works Provisional allowance for additional compartmentation works to garages 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	3 3 1 8	Nr Nr Item Nr	1,147.59 100.00 1,000.00	3,442.77 300.00 10,000.00 8,000.00	Gerda Rates Provisional Allowance Provisional Allowance Provisional Allowance
	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, multilocking 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., FRA Provisional allowance for additional compartmentation works to garages 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.	3 3 1 8	Nr Nr Item Nr	1,147.59 100.00 1,000.00	3,442.77 300.00 10,000.00 8,000.00 400.00	Gerda Rates Provisional Allowance Provisional Allowance Provisional Allowance
	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, multilocking 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., FRA Provisional allowance for compartmentation works Provisional allowance for additional compartmentation works to garages 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. Issue 7.4.3.1 A fire action notice is required to be installed to the left hand side of	3 3 1 8	Nr Nr Item Nr	1,147.59 100.00 1,000.00 50.00	3,442.77 300.00 10,000.00 8,000.00 400.00	Gerda Rates Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance
	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, multilocking 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., FRA Provisional allowance for compartmentation works Provisional allowance for additional compartmentation works to garages 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. Issue 7.4.3.1 A fire action notice is required to be installed to the left hand side of the builiding, install on the external wall to the right hand side of the door	3 3 1 8	Nr Nr Item Nr	1,147.59 100.00 1,000.00 50.00	3,442.77 300.00 10,000.00 8,000.00 400.00	Gerda Rates Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance
	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, multilocking 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., FRA Provisional allowance for compartmentation works Provisional allowance for additional compartmentation works to garages 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. Issue 7.4.3.1 A fire action notice is required to be installed to the left hand side of the builiding, 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.	3 3 1 8	Nr Nr Item Nr	1,147.59 100.00 1,000.00 50.00	3,442.77 300.00 10,000.00 8,000.00 400.00	Gerda Rates Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance
	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, multilocking 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., FRA Provisional allowance for additional compartmentation works to garages 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. 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. Issue 7.4.4.1 Install no smoking sign on the ground floor at the entrance points at	3 3 1 8	Nr Nr Item Nr Nr	1,147.59 100.00 1,000.00 50.00	3,442.77 300.00 10,000.00 8,000.00 400.00	Gerda Rates Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance
	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, multilocking 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., FRA Provisional allowance for compartmentation works Provisional allowance for additional compartmentation works to garages 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. Issue 7.4.3.1 A fire action notice is required to be installed to the left hand side of the builiding, 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.	3 3 1 8	Nr Nr Item Nr	1,147.59 100.00 1,000.00 50.00	3,442.77 300.00 10,000.00 8,000.00 400.00	Gerda Rates Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance 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		0	11. 2	44 400 40	
I	M&E	QTY	UNIT	ed to Summary £	41,193.46 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	
		1	ltem Item		10,000.00 5,000.00	
	access to works at height	1	ltem	nd to Summon £	5,000.00	
	access to works at height Provisional allowance for unforeseen works arising	1 1 QTY	ltem	ed to Summary £		
	access to works at height Provisional allowance for unforeseen works arising RISK ITEMS SUMMARY	1 1 QTY	Item Carri e		5,000.00 25,000.00	
	access to works at height Provisional allowance for unforeseen works arising RISK ITEMS SUMMARY 2-52 Wivenhoe Close	1 1 QTY	Item Carri e		5,000.00 25,000.00 TOTAL	COMMENTS
	access to works at height Provisional allowance for unforeseen works arising RISK ITEMS SUMMARY	1 1 QTY	Item Carri e		5,000.00 25,000.00	COMMENTS
	access to works at height Provisional allowance for unforeseen works arising RISK ITEMS SUMMARY 2-52 Wivenhoe Close	1 1 QTY	Item Carri e		5,000.00 25,000.00 TOTAL	COMMENTS
A	access to works at height Provisional allowance for unforeseen works arising RISK ITEMS SUMMARY 2-52 Wivenhoe Close GENERALLY	1 1 QTY	Item Carri e		5,000.00 25,000.00 TOTAL	COMMENTS
A	access to works at height Provisional allowance for unforeseen works arising RISK ITEMS SUMMARY 2-52 Wivenhoe Close GENERALLY ACCESS TO WORKS AT HEIGHT	1 1 QTY	Item Carri e		5,000.00 25,000.00 TOTAL 0.00 97,205.43	COMMENTS
A B C	access to works at height Provisional allowance for unforeseen works arising RISK ITEMS SUMMARY 2-52 Wivenhoe Close GENERALLY ACCESS TO WORKS AT HEIGHT ROOF REPAIRS	1 1 QTY	Item Carri e		5,000.00 25,000.00 TOTAL 0.00 97,205.43 95,271.55	COMMENTS
A B C	access to works at height Provisional allowance for unforeseen works arising RISK ITEMS SUMMARY 2-52 Wivenhoe Close GENERALLY ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS	1 1 QTY	Item Carri e		5,000.00 25,000.00 TOTAL 0.00 97,205.43 95,271.55 29,809.52	COMMENTS
A B C D	access to works at height Provisional allowance for unforeseen works arising RISK ITEMS SUMMARY 2-52 Wivenhoe Close GENERALLY ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	1 1 QTY	Item Carri e		5,000.00 25,000.00 TOTAL 0.00 97,205.43 95,271.55 29,809.52 28,479.00	COMMENTS
A B C D E	access to works at height Provisional allowance for unforeseen works arising RISK ITEMS SUMMARY 2-52 Wivenhoe Close GENERALLY ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES	1 1 QTY	Item Carri e		5,000.00 25,000.00 TOTAL 0.00 97,205.43 95,271.55 29,809.52 28,479.00 32,006.30	COMMENTS
A B C	access to works at height Provisional allowance for unforeseen works arising RISK ITEMS SUMMARY 2-52 Wivenhoe Close GENERALLY ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	1 1 QTY	Item Carri e		5,000.00 25,000.00 TOTAL 0.00 97,205.43 95,271.55 29,809.52 28,479.00	COMMENTS

1	M&E			2,105.66	
J	RISK ITEMS			25,000.00	
	2-52 Wivenhoe Close	Carried to Sec	tion Summary	384,729.87	

DEE			TASK ORD	DER PRICE		COMMENTS
REF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS
A B C D E F G H I J	54-82 Wivenhoe 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. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
Α	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	ltem	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		Carrie	ed to Summary £	42,678.08	

В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	The state of the	4				
	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	ltem	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		Carrie	ed to Summary £	29,920.53	
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	15	dwellings	280.00		Historic rates
	Renew trickle vent	15	Nr	19.00		Historic rates
	Renew handle	15	Nr	16.00		Historic rates
	Renew hinges	30	Nr N-	31.00		Historic rates
	Renew restrictor	15 15	Nr Nr	14.52 105.00		Historic rates Historic rates
	Renew tilt and turn top hinge Mastic renewal	15	Item	200.00		Provisional Allowance
	Glazing replacement	15	Item	200.00		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		Carrie	ed to Summary £	18,322.80	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE DEDAIDS					
	CONCRETE REPAIRS					
	Surface Preparation					
-	'		-	· •		

Nr 14 - 54-82 Wivenhoe				
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 cocrete	171	m2	1.82	311.22 Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10 10	nr nr	8.12 8.70	81.20 Harmonised Rate + net BMI uplift (32.63%) 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. Reinstate 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 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 Im 26.69 0.00 Harmonised Rate + net BMI uplift (32.63%)

130 41 130 41	m2 m m2 m2	8.32 4.16 8.32	170.56	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
130	m m2	4.16	170.56	. , ,
130	m m2	4.16	170.56	. , ,
130	m m2	4.16	170.56	. , ,
130	m2			
		5.52	0.00	ITAITHUHISEU KALE THEL DIVII UDIIIL (32.03%)
	m2			(02.0070)
	m2			
	m2	i		
	m2		0 000 00	
41		17.74		Harmonised Rate + net BMI uplift (32.63%)
	m	8.87	363.67	
	m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
130	m2	15.09	1 961 70	Harmonised Rate + net BMI uplift (32.63%)
7'				Harmonised Rate + net BMI uplift (32.63%)
	IIIZ	15.09	0.00	Transformsed Nate + flet bivil upilit (32.03%)
100	nr	12.50	1,250.00	Historic rate - Juniper House
	•		0.400.00	Historia rata Cartaragraft
	m2		· ·	Historic rate - Carterscroft
I	nr			
115	m	12.00	1,380.00	
25	lm	80.00	2,000.00	Historic rate - Carterscroft
	Carri	ad to Summary f	29 393 26	
OTY				COMMENTS
Q.I.	Oitii	IVIL	TOTAL	
106	0	20.6	2.055.60	TD Creve Ovete
126	m2	30.6	3,855.60	TP Group Quote
	m2	30.6	3 855 60	TP Group Quote
126			,	•
64	lm	47.4	3,033.60	TP Group Quote
192	lm	19.1	3,667.20	TP Group Quote
99	m2			TP Group Quote
				TP Group Quote
	1112	120.11	0,002.00	The Group Quote
	_		,	
48	m2	7.84	376.32	TP Group Quote
10	m2	33.84	324.86	TP Group Quote
_	-	770 50	7.045.00	TD Croup Queto
9	nr	1/9.52	7,075.08	TP Group Quote
	14	500.00	4 500 00	Dravisional allewance
9	item	500.00	4,500.00	Provisional allowance
I		1		
			42,182.30	
QTY	UNIT	RATE	TOTAL	COMMENTS
	100 60 115 115 25 QTY 126 126 64 192 99 27	41 m m2 100 nr 60 m2 115 nr 115 m 25 lm Carri QTY UNIT 126 m2 126 64 lm 192 lm 99 m2 27 m2 48 m2 10 m2 48 m2 10 m2 9 nr 9 ltem	March Marc	41 m 7.55 m2 15.09 0.00 100 nr 12.50 1,250.00 60 m2 35.00 2,100.00 115 nr 25.00 2,875.00 115 m 12.00 1,380.00 25 lm 80.00 2,000.00 Carried to Summary £ 29,393.26 QTY UNIT RATE TOTAL 126 m2 30.6 3,855.60 126 m2 30.6 3,855.60 126 m2 30.6 3,855.60 64 lm 47.4 3,033.60 192 lm 19.1 3,667.20 99 m2 123.44 12,220.56 27 m2 123.44 12,220.56 27 m2 123.44 3,3332.88 48 m2 7.84 376.32 10 m2 33.84 324.86 9 nr 779.52 7,015.68 9 ltem 500.00 4,500.00

	TOP (Proposation and Pointing)					
	TOR (Preparation and Painting) Ceilings	150	m2	23.13	2 460 50	Harmonised Rate + net BMI uplift (28.28%)
	Walls	503	1			Harmonised Rate + net BMI uplift (28.28%)
			m2	23.13		
	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		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		Harmonised Rate
	Skirtings	228	m	9.62		Harmonised Rate
	Fascia	220	m m	9.62		Harmonised Rate
	soffit		""	9.62		Harmonised Rate
		50	1			Harmonised Rate
	Frame to Pb balustrade	56	m	9.62		
	Brackets	28	m	9.62		Harmonised Rate
	Boarded soffit		m2	19.23		Harmonised Rate
	Frames	12	m	9.62		Harmonised Rate
	Doors	7	m2	19.23		Harmonised Rate
	Frame	20	m	9.62	192.40	Harmonised Rate
	Windows	2	m2	36.07	86.57	Harmonised Rate
	DECORATIONS		Carri	ed 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	102	l Im	34.02	3.470.00	Framework - Year 14 BMI Uplift 32.63%
	bends, and the like			05_	0, 0.00	
	bends, and the me					
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm					
	Frake down delective rainwater pipe and replace with new of vo pipe n.e. oznim - j					
	diameter, inclusive all jointing, access points, brackets, fixings, connections,	103	lm	38.58	3,973.95	Framework - Year 14 BMI Uplift 32.63%
	diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on	103	lm	38.58	3,973.95	Framework - Year 14 BMI Uplift 32.63%
	diameter, inclusive all jointing, access points, brackets, fixings, connections,	103	lm	38.58	3,973.95	Framework - Year 14 BMI Uplift 32.63%
	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%
	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 RAINWATER GOODS		Carri	ed to Summary £	7,443.95	
	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 QTY				
Н	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 RAINWATER GOODS FRA WORKS		Carri	ed to Summary £	7,443.95	
Н	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 RAINWATER GOODS		Carri	ed to Summary £	7,443.95	
Н	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 RAINWATER GOODS FRA WORKS		Carri	ed to Summary £	7,443.95	
Н	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 RAINWATER GOODS FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be		Carri	ed to Summary £	7,443.95	
Н	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 RAINWATER GOODS FRA WORKS 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		Carri	ed to Summary £	7,443.95	
Н	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 RAINWATER GOODS FRA WORKS 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		Carri	ed to Summary £	7,443.95	
Н	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 RAINWATER GOODS FRA WORKS 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-		Carri UNIT	ed to Summary £	7,443.95 TOTAL	COMMENTS
Н	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 RAINWATER GOODS FRA WORKS 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, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,		Carri	ed to Summary £	7,443.95 TOTAL	
н	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 RAINWATER GOODS FRA WORKS 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, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both		Carri UNIT	ed to Summary £	7,443.95 TOTAL	COMMENTS
Н	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 RAINWATER GOODS FRA WORKS 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, multilocking 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		Carri UNIT	ed to Summary £	7,443.95 TOTAL	COMMENTS
Н	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 RAINWATER GOODS FRA WORKS 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, multilocking 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		Carri UNIT	ed to Summary £	7,443.95 TOTAL	COMMENTS
Н	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 RAINWATER GOODS FRA WORKS 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, multilocking 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		Carri UNIT	ed to Summary £	7,443.95 TOTAL	COMMENTS
Н	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 RAINWATER GOODS FRA WORKS 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, multilocking 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.		Carri UNIT	ed to Summary £ RATE 1,950.23	7,443.95 TOTAL 0.00	COMMENTS Gerda Rates
1	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 RAINWATER GOODS FRA WORKS 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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Carrie UNIT Nr	ed to Summary £	7,443.95 TOTAL 0.00	COMMENTS
Н	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 RAINWATER GOODS FRA WORKS 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, multilocking 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.		Carrie UNIT Nr	ed to Summary £ RATE 1,950.23	7,443.95 TOTAL 0.00	COMMENTS Gerda Rates
Н	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 RAINWATER GOODS FRA WORKS 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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Carrie UNIT Nr	ed to Summary £ RATE 1,950.23	7,443.95 TOTAL 0.00	COMMENTS Gerda Rates
Н	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 RAINWATER GOODS FRA WORKS 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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Item 7.1.1.1 Provide fire stopping to the main entrance first floor riser ceiling/floor		Carrie UNIT Nr	ed to Summary £ RATE 1,950.23	7,443.95 TOTAL 0.00	COMMENTS Gerda Rates
Н	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 RAINWATER GOODS FRA WORKS 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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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		Carri	ed to Summary £ RATE 1,950.23	7,443.95 TOTAL 0.00	COMMENTS Gerda Rates Provisional Allowance
H	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 RAINWATER GOODS FRA WORKS 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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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	QTY	Carrie UNIT Nr	ed to Summary £ RATE 1,950.23	7,443.95 TOTAL 0.00	COMMENTS Gerda Rates
Н	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 RAINWATER GOODS FRA WORKS 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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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	QTY	Carri	ed to Summary £ RATE 1,950.23	7,443.95 TOTAL 0.00	COMMENTS Gerda Rates Provisional Allowance

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	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	ltem	10,000.00	60,000,00	Provisional Allowance, No access
FRA WORKS		ilein	10,000.00	00,000.00	1 Tovisional Allowanice, No access
<u>'</u>	257		ed 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		0	ad to Cummari	4.040.00	
j RISK ITEMS	QTY	UNIT	ed to Summary £	1,840.66 TOTAL	COMMENTS

	- 54-02 Wiveililde					
	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		Carri	ed 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	
В	ROOF REPAIRS				29,920.53	
С	WINDOW REPAIRS				18,322.80	
D	FAÇADE & STRUCTURAL REPAIRS				29,393.26	
	WALKWAYS & BALCONIES				42,182.30	
F	DECORATIONS				35,824.28	
G	RAINWATER GOODS				7,443.95	
Н	FRA WORKS				76,215.94	
ı	M&E				1,840.66	
1	RISK ITEMS				30,000.00	
	54-82 Wivenhoe		Carried to Sec	tion Summary £	313,821.79	

REF	ITEM		TASK ORD	DER PRICE		COMMENTS
KEF	11 EW	QTY	UNIT	RATE	TOTAL	COMMENTS
Α	84-100 Wivenhoe Close 84-100 Wivenhoe Close 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:- ACCESS TO WORKS AT HEIGHT					
B C D E F G H I J	ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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	ltem	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	ltem	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%
	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	ltem		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		Carrie	ed to Summary £	88,740.61	
В	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 All of the above:-	9	Item	1,000.00	9,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	1	ltem		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	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	162	lm	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	lm	49.94	3,146.22	Historic Rate Tappesfield
	ROOF REPAIRS		Carri	ed to Summary £	53,603.43	
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	9	dwellings	280.00		Historic rates
	Renew trickle vent Renew handle	9 9	Nr Nr	19.00 16.00		Historic rates Historic rates
	Renew hinges	18	Nr	31.00		Historic rates
	Renew restrictor	9	Nr	14.52		Historic rates
	Renew tilt and turn top hinge	9	Nr	105.00		Historic rates
	Mastic renewal	9	Item	200.00		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		•	ad 4a O	10.010.00	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	Carrie UNIT	ed to Summary £	10,318.68 TOTAL	COMMENTS
					-	
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	107	m2	3.75	401.25	Harmonised Rate + net BMI uplift (32.63%)

Survey			1		
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 cocrete	107	m2	1.82	194.74	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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					
Out out and repail concrete in patches to small areas, depth not exceeding					
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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21		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	100.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10 10	nr	10.03 13.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.03 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.03 m2 but not exceeding 0.16 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.15 m2 but not exceeding 0.23 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
Over 0.00 m2 but not exceeding 1 m2. (I revisional Quantity)	10	"	00.70	007.00	Trainiona rate - not bini apini (62.66%)
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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50		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		Harmonised Rate + net BMI uplift (32.63%)
ı		ı I	=====	0.00	(======)

	I I	ı				,
	Anti Carbonation Brotaction					
	Anti Carbonation Protection					
	Apply City FEO W are a primary to the poffit to compelled to the existing posting and					
	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
		00	m?	8.32	740 00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces exceeding 300mm girth	90 17	m2	4.16	746.60	Trainfortised Nate + flet bivil upilit (32.03 %)
	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	17	m m2	8.32		Harmonised Rate + net BMI uplift (32.63%)
	Ditto, to rendered tank rooms & chimneys		IIIZ	0.32	0.00	Trainfortised Nate + flet bivil upilit (32.03 %)
	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	1 506 60	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	17	m	8.87	150.79	Trainformsed Nate (net bivil apint (02.0070)
	Ditto, to rendered tank rooms & chimneys	17	m2	17.74		Harmonised Rate + net BMI uplift (32.63%)
	Ditto, to rendered tallit rooms a chilling's		1112	''.'-	0.00	Trainioniosa Trato That Bini (02.0070)
	Application of anticarbonation decorative coatings using two coats					
	smoothelastomeric / methaccrylic 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		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	
		00				Llistavia veta. Cautava svaft
				1 00 001		
	Helical bar across cracking brickwork. Generally to every 3rd course.	20	lm	80.00	1,600.00	Historic rate - Carterscroft
		20	lm	80.00	1,600.00	Historic rate - Carterscrott
	FAÇADE & STRUCTURAL REPAIRS	20			,	Historic fale - Carterscroft
E		QTY		ed to Summary £	1,600.00 14,628.07 TOTAL	COMMENTS
E	FAÇADE & STRUCTURAL REPAIRS	•	Carrio	ed to Summary £	14,628.07	
E	FAÇADE & STRUCTURAL REPAIRS	•	Carrio	ed to Summary £	14,628.07	
E	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES	•	Carrio	ed to Summary £	14,628.07	
Е	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES	•	Carrio	ed to Summary £	14,628.07 TOTAL	
E	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip	QTY	Carrie UNIT	ed to Summary £	14,628.07 TOTAL	COMMENTS
E	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES	QTY 70	Carrie UNIT m2	ed to Summary £ RATE 84.00	14,628.07 TOTAL 5,880.00	COMMENTS Phoenix Green Quote
Е	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip	QTY	Carrie UNIT	ed to Summary £	14,628.07 TOTAL 5,880.00	COMMENTS
Е	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	QTY 70	Carrie UNIT m2	ed to Summary £ RATE 84.00	14,628.07 TOTAL 5,880.00	COMMENTS Phoenix Green Quote
E	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands &	QTY 70	M2 m2	ed to Summary £ RATE 84.00 33.84	14,628.07 TOTAL 5,880.00 473.76	COMMENTS Phoenix Green Quote TP Group Quote
Е	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	QTY 70 14	Carrie UNIT m2	ed to Summary £ RATE 84.00	14,628.07 TOTAL 5,880.00 473.76	COMMENTS Phoenix Green Quote
E	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	QTY 70 14	M2 m2 nr	ed to Summary £ RATE 84.00 33.84 1511.17	14,628.07 TOTAL 5,880.00 473.76 10,578.19	COMMENTS Phoenix Green Quote TP Group Quote TP Group Quote
E	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands &	QTY 70 14	M2 m2	ed to Summary £ RATE 84.00 33.84	14,628.07 TOTAL 5,880.00 473.76 10,578.19	COMMENTS Phoenix Green Quote TP Group Quote
E	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs	QTY 70 14	M2 m2 nr	ed to Summary £ RATE 84.00 33.84 1511.17	14,628.07 TOTAL 5,880.00 473.76 10,578.19	COMMENTS Phoenix Green Quote TP Group Quote TP Group Quote
E	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	QTY 70 14	m2 nr ltem	ed to Summary £ RATE 84.00 33.84 1511.17 500.00	14,628.07 TOTAL 5,880.00 473.76 10,578.19 3,500.00	COMMENTS Phoenix Green Quote TP Group Quote TP Group Quote
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F	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings	70 14 7	m2 nr Item Carrie UNIT	ed to Summary £ RATE 84.00 33.84 1511.17 500.00 ed to Summary £ RATE 23.13	14,628.07 TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95 TOTAL	COMMENTS Phoenix Green Quote TP Group Quote TP Group Quote Provisional allowance COMMENTS Harmonised Rate + net BMI uplift (28.28%)
F	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	70 14 7	m2 nr Item Carrie UNIT m2 nr Item	ed to Summary £ RATE 84.00 33.84 1511.17 500.00 ed to Summary £ RATE 23.13 23.13 23.13	14,628.07 TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95 TOTAL	COMMENTS Phoenix Green Quote TP Group Quote TP Group Quote Provisional allowance COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
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F	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	70 14 7	m2 nr Item Carrie UNIT m2 nr Item	ed to Summary £ RATE 84.00 33.84 1511.17 500.00 ed to Summary £ RATE 23.13 23.13 23.13	14,628.07 TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95 TOTAL	COMMENTS Phoenix Green Quote TP Group Quote TP Group Quote Provisional allowance COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
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	Cladding	12	m2	19.23		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		Harmonised Rate
	Small rail	15	m	9.62		Harmonised Rate
	Ceilings to ground floor flats	362				Harmonised Rate
			m2	19.23		
	Doors	20	m2	19.23		Harmonised Rate
	Frame	50	m	9.62		Harmonised Rate
	Meter cupboards	24	no	19.23	461.52	Harmonised Rate
	DECORATIONS					
	DECORATIONS		Carri	ed 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 RWPs	106	lm	34.02	3.606.08	Framework - Year 14 BMI Uplift 32.63%
	bends, and the like			""	0,000.00	
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm					
	diameter, inclusive all jointing, access points, brackets, fixings, connections,	64	lm	38.58	2,469.25	Framework - Year 14 BMI Uplift 32.63%
	branches, making good where passing through building components, flushing on completion, sized to suit roof area					·
	Completion, sized to suit roof area					
	RAINWATER GOODS					
			Carri	ed to Summary £	6,075.33	
Н	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,	3	Nr	1,950.23	5.850.69	Gerda Rates
	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	3	Nr			
	I and the second		INI	1,147.59	3,442.77	Gerda Rates
1	Provisional Allowance for Gerda variations: firestopping, sidepackers at	3			,	
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	3	Nr	1,147.59	,	Gerda Rates Provisional Allowance
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA	3			,	
	FRA	3	Nr		300.00	Provisional Allowance
	7 11 5	3			300.00	
	FRA Provisional allowance for additional FRA works	1	Nr Item	100.00	300.00 2,000.00	Provisional Allowance Provisional Allowance
	FRA Provisional allowance for additional FRA works Issue 7.4.2.1 Provide and fit a 'Fire Door Keep Locked' sign on the electrical	3 1 1	Nr		300.00 2,000.00	Provisional Allowance
	FRA Provisional allowance for additional FRA works	3 1 1	Nr Item	100.00	300.00 2,000.00	Provisional Allowance Provisional Allowance
	FRA Provisional allowance for additional FRA works Issue 7.4.2.1 Provide and fit a 'Fire Door Keep Locked' sign on the electrical	1	Nr Item Nr	100.00 50.00	300.00 2,000.00 50.00	Provisional Allowance Provisional Allowance Provisional Allowance
	FRA Provisional allowance for additional FRA works 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 Item	100.00	300.00 2,000.00 50.00	Provisional Allowance Provisional Allowance
	FRA Provisional allowance for additional FRA works 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. 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.	1	Nr Item Nr	100.00 50.00	300.00 2,000.00 50.00	Provisional Allowance Provisional Allowance Provisional Allowance
	FRA Provisional allowance for additional FRA works 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. Issue 7.4.3.1 Install a 'fire action notice' within the two end of building entrances to	1	Nr Item Nr	100.00 50.00	300.00 2,000.00 50.00	Provisional Allowance Provisional Allowance Provisional Allowance
	FRA Provisional allowance for additional FRA works 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. 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. LOFT SPACE WORKS	1 1 2	Nr Item Nr	100.00 50.00	300.00 2,000.00 50.00	Provisional Allowance Provisional Allowance Provisional Allowance
	FRA Provisional allowance for additional FRA works 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. 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. LOFT SPACE WORKS Provisional allowance for additional firestopping to existing fire breaks and service	1 1 2	Nr Item Nr	100.00 50.00	300.00 2,000.00 50.00 100.00	Provisional Allowance Provisional Allowance Provisional Allowance
	FRA Provisional allowance for additional FRA works 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. 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. LOFT SPACE WORKS	1 1 2	Nr Item Nr Nr	100.00 50.00 50.00	300.00 2,000.00 50.00 100.00	Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance
	FRA Provisional allowance for additional FRA works 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. 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. LOFT SPACE WORKS Provisional allowance for additional firestopping to existing fire breaks and service penetrations	1 1 2	Nr Item Nr Nr	100.00 50.00 50.00	300.00 2,000.00 50.00 100.00	Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance
	FRA Provisional allowance for additional FRA works 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. 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. LOFT SPACE WORKS Provisional allowance for additional firestopping to existing fire breaks and service	1 1 2	Nr Item Nr Nr	50.00 50.00 500.00	300.00 2,000.00 50.00 100.00 4,500.00	Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance
	FRA Provisional allowance for additional FRA works 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. 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. LOFT SPACE WORKS Provisional allowance for additional firestopping to existing fire breaks and service penetrations	1 1 2	Nr Item Nr Nr	100.00 50.00 50.00	300.00 2,000.00 50.00 100.00	Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance
I	FRA Provisional allowance for additional FRA works 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. 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. LOFT SPACE WORKS Provisional allowance for additional firestopping to existing fire breaks and service penetrations FRA WORKS	1 1 2	Nr Nr Nr Nr	50.00 500.00 ed to Summary £	300.00 2,000.00 50.00 100.00 4,500.00	Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance Provisional Allowance

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		Carri	ed to Summary £	1,575.66	
J RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
Additional asbestos removal	1	ltem		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		Carri	ed 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 Sec	ction Summary £	248,594.71	

DEE	ites.		TASK ORI	DER PRICE		COMMENTS
REF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS
A B C D E F G H I J	102-128 Wivenhoe 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. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS	Q11	ONIT	NATE	TOTAL	
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
		·				
	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	ltem	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	ltem	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		Carri	ed to Summary £	51,565.50	

ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
TEMPORARY DORMER					
TEMPORART DORMER					
Take down existing tiles and felt to form opening and creation of temporary				40 -00 00	
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	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	170	lm	49.94	8 489 80	Historic Rate Tappesfield
caps, adjustment to gutter brackets and the like	170	"""	49.94	0,409.00	Installe Tappesheid
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					
		Carri	ed to Summary £	38.345.77	
WINDOW REPAIRS	QTY	Carri UNIT	ed to Summary £	38,345.77 TOTAL	COMMENTS
	QTY				
WINDOW REPAIRS - Provisional Qty's	QTY				
	QTY 14			TOTAL	
WINDOW REPAIRS - Provisional Qty's		UNIT	RATE	3920.00 266.00	Historic rates Historic rates
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle	14 14 14	dwellings Nr Nr	280.00 19.00 16.00	3920.00 266.00 224.00	Historic rates Historic rates Historic rates Historic rates
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	14 14 14 28	dwellings Nr Nr Nr	280.00 19.00 16.00 31.00	3920.00 266.00 224.00 868.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor	14 14 14 28 14	dwellings Nr Nr Nr Nr	280.00 19.00 16.00 31.00 14.52	3920.00 266.00 224.00 868.00 203.28	Historic rates
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	14 14 14 28 14	dwellings Nr Nr Nr Nr	280.00 19.00 16.00 31.00 14.52 105.00	3920.00 266.00 224.00 868.00 203.28 1,470.00	Historic rates
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	14 14 14 28 14 14	dwellings Nr Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00	Historic rates Provisional Allowance
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	14 14 14 28 14	dwellings Nr Nr Nr Nr	280.00 19.00 16.00 31.00 14.52 105.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00	Historic rates
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	14 14 14 28 14 14	dwellings Nr Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00	Historic rates Provisional Allowance
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	14 14 14 28 14 14	dwellings Nr Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00 2,800.00	Historic rates Provisional Allowance
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	14 14 14 28 14 14 14	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00 2,800.00	Historic rates Provisional Allowance Provisional Allowance
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	14 14 14 28 14 14 14	dwellings Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00 2,800.00	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	14 14 14 28 14 14 14	dwellings Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00 2,800.00	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	14 14 28 14 14 14 14	dwellings Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00 2,800.00	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	14 14 28 14 14 14 14	dwellings Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00 2,800.00	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	14 14 28 14 14 14 14	dwellings Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00 2,800.00	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	14 14 28 14 14 14 14	dwellings Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00 3,500.00	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS CONCRETE REPAIRS Surface Preparation Jet washing existing concrete	14 14 28 14 14 14 14	dwellings Nr Nr Nr Nr Item Item Item Carri	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00 3,500.00	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance COMMENTS
WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS CONCRETE REPAIRS Surface Preparation	14 14 28 14 14 14 14	dwellings Nr Nr Nr Nr Item Item Item Carri	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	3920.00 266.00 224.00 868.00 203.28 1,470.00 2,800.00 3,500.00 16,051.28 TOTAL	Historic rates Provisional Allowance Provisional Allowance Provisional Allowance COMMENTS

Carry out full cover meter survey to all areas of cocrete	103	m2	1.82	187.46	Harmonised Rate + net BMI uplift (32
Carry out cross hatch adhedsion testing to previously coated concrete surfaces.	0.4		40.44	050.44	I I
This is caried out every 3m2	34	nr	10.44	358.44	Harmonised Rate + net BMI uplift (32
Carry out chloride testing including laboratory analysis and report. Concrete areas	2	nr.	20.56	41 12	Harmonised Rate + net BMI uplift (32
generally	2	nr	20.56	41.12	Harmonised Rate + Het bivii upiiit (32)
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		Harmonised Rate + net BMI uplift (32
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70		Harmonised Rate + net BMI uplift (32
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94		Harmonised Rate + net BMI uplift (32
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84		Harmonised Rate + net BMI uplift (32
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21		Harmonised Rate + net BMI uplift (32
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32
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		Harmonised Rate + net BMI uplift (32
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26		Harmonised Rate + net BMI uplift (32
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift (32
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift (32
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		Harmonised Rate + net BMI uplift (32
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32
Cut out and repair concrete in patches to small areas, depth over 25mm but not					
exceeding 50mm.	10	n-	14.26	142.60	 Harmonised Rate + net BMI uplift (32
Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10 10	nr	14.26 26.03		Harmonised Rate + net BMI uplift (32
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46		Harmonised Rate + net BMI uplift (32
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr nr	51.56		Harmonised Rate + net BMI uplift (32
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99		Harmonised Rate + net BMI uplift (32
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56		Harmonised Rate + net BMI uplift (32
Cut out and repair concrete in patches to small areas, depth over 50mm but not					
exceeding 75mm.	4.0				
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	20.64		Harmonised Rate + net BMI uplift (32
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10 10	nr	40.78 64.16		Harmonised Rate + net BMI uplift (32) Harmonised Rate + net BMI uplift (32)
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr nr	76.10		Harmonised Rate + net BMI uplift (32
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50		Harmonised Rate + net BMI uplift (32
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06		Harmonised Rate + net BMI uplift (32
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika	20		8.50	170.00	Historic rate - Juniper House
MonoTop 615 repair mortar	20	m	0.50	170.00	Thotorio rate 3 dulliper 110use
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		m	35.00	0.00	Star rate
and seal using Mastic to form dummy expansion joint.					
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69		Harmonised Rate + net BMI uplift (32
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32
		1	ı İ		

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	l m	8.87	248.36		

	DECORATIONS		Carried to Summary £		4,578.29		
;	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		Carrie	ed to Summary £	6,397.28		
ł	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, multilocking 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	ltem			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		 Carrie	ed to Summary £	29,180.00	
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		Carrie	ed to Summary £	1,840.66	
RISK ITEMS	QTY	UNIT	ed to Summary £	TOTAL	COMMENTS
	,			5 000 00	
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		Carrie	ed to Summary £	15,000.00	
SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
102-128 Wivenhoe					
GENERALLY				0.00	
ACCESS TO WORKS AT HEIGHT				51,565.50	
ROOF REPAIRS				38,345.77	
WINDOW REPAIRS				16,051.28	
FAÇADE & STRUCTURAL REPAIRS				23,954.00	
WALKWAYS & BALCONIES				15,100.75	
DECORATIONS				4,578.29	
RAINWATER GOODS				6,397.28	
FRA WORKS				29,180.00	
M&E				1,840.66	
RISK ITEMS				15,000.00	
					I

REF	ITEM		TASK ORE	DER PRICE		COMMENTS
KEF	IIEM	QTY	UNIT	RATE	TOTAL	COMMENTS
A B C D E F G H I J K	1-10 Galatea 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. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS COMMUNAL DOORS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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	ltem	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%
	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	ltem	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		Carrie	ed to Summary £	31,266.19	
В	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	10	Nr	750.00	7,500.00	Historic Rate Arnold Dobson
	works are complete					
	MAIN ROOF COVERINGS - PITCHED					
	Singul plata rangina					
i	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:-	10	nr	1,000.00	10,000.00	Provisional Allowance
	SOFFIT & FASCIA					
İ	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,	90	lm	20.16	1.814.38	Framework - Year 14 BMI Uplift 32.63%
	fixing, end caps, adjustment to gutter brackets and the like				,-	'
	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
	loaps, adjustifient to gutter brackets and the like					
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,	22		40.04	4 007 70	
	end caps, adjustment to gutter brackets and the like	38	lm	49.94	1,897.72	Historic Rate Tappesfield
	POOF PERAIDS					
	ROOF REPAIRS		Carrie	ed to Summary £	27,884.33	
С	WINDOW AND DOOR WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean and adjust windows	40	de e e llère e e	200.00	0 000 00	I links die naken
	Clean, ease and adjust windows Renew trickle vent	10 10	dwellings	280.00		Historic rates Historic rates
	Renew handle	10	Nr Nr	19.00 16.00		Historic rates
	Renew hinges	20	Nr	31.00		Historic rates
	Renew restrictor	10	Nr	14.52		Historic rates
	Renew tilt and turn top hinge	10	Nr	105.00		Historic rates
	Mastic renewal	10	Item	200.00		Provisional Allowance
	Glazing replacement	10	Item	200.00		Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged eletes	10	pr	250.00	2 500 00	Provisional Allowance
	Provisional allowance for repairs to isolated damaged slates	10	nr	250.00	2,500.00	TOVISIONAL ANOWARDS
	WINDOW AND DOOR WORKS					
				ed to Summary £	11,465.20	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL POOPOET BENESYLV					
	COMMUNAL DOORSET RENEWAL					
				ı l		

inco area and	installation of steel door and frame to Southwark standard specification or portain proporating powder coated steel portcullis entrance door and screen to agreed as all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic making good to reveals nominal size 2200mm high x 1850mm wide, powder ted steel portcullis rear door and frame.	1	Item			
COI	MMUNAL DOORS (PROVISIONAL ALLOWANCE)		Carri	ed to Summary £	0.00	
E FAÇ	ÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
CON	NCRETE REPAIRS					
Surf	face Preparation					
Jet v	washing existing concrete	20	m2	3.75	75.00	Harmonised Rate + net BMI uplift (32.63%)
Sur	vey					
Carr	ry out visual survey & hammer test to all areas of concrete	20	m2	1.96	39.20	Harmonised Rate + net BMI uplift (32.63%)
Carr	ry out full cover meter survey to all areas of cocrete	20	m2	1.82	36.40	Harmonised Rate + net BMI uplift (32.63%)
0	ny out groop botch adhadaign to time to provide the control of the					
	ry out cross hatch adhedsion testing to previously coated concrete surfaces. s is caried out every 3m2	7	nr	10.44	69.60	Harmonised Rate + net BMI uplift (32.63%)
•	ry out chloride testing including laboratory analysis and report. Concrete areas erally	1	nr	20.56	20.56	Harmonised Rate + net BMI uplift (32.63%)
Con	ncrete Repairs - Please note all quantities are provisional					
Cut	out and repail concrete in patches to small areas, depth not exceeding					
Not	exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12	40.60	Harmonised Rate + net BMI uplift (32.63%)
	er 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70		Harmonised Rate + net BMI uplift (32.63%)
	er 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
	er 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
	er 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21		Harmonised Rate + net BMI uplift (32.63%)
Ove	er 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
	out and repair concrete in patches to small areas, depth over 10mm but not eeding 25mm.					
	exceeding 0.01m2. (Provisional Quantity)	5	l nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
	er 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26		Harmonised Rate + net BMI uplift (32.63%)
	er 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
	er 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
	er 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
	er 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
	out and repair concrete in patches to small areas, depth over 25mm but not eeding 50mm.					
•	exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
	er 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
	er 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
	er 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
	er 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		Harmonised Rate + net BMI uplift (32.63%)
	er 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56		Harmonised Rate + net BMI uplift (32.63%)
exce	out and repair concrete in patches to small areas, depth over 50mm but not eeding 75mm.					
	exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64		Harmonised Rate + net BMI uplift (32.63%)
Ove	er 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78	203.90	Harmonised Rate + net BMI uplift (32.63%)
	er 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
	er 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Ove	er 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 Surfaces not exceeding 300mm 2/Lin.m		m2 lm	26.69 26.69		Harmonised Rate + net BMI uplift (32.63%) 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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	20	m2 m m2	8.32 4.16 8.32	83.20	Harmonised Rate + net BMI uplift (32.63%) 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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	20	m2 m m2	17.74 8.87 17.74	177.40	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	20	m2 m m2	15.09 7.55 15.09	150.90	Harmonised Rate + net BMI uplift (32.63%) 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 Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	25 30 60	m2 nr m	35.00 25.00 12.00	875.00 750.00 720.00	
Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm	80.00	960.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS		Carrie	ed 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		Carrie	ed 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%)
	Strip wan danado		1112	[21.07		Trainioniosa riaco y not simi apine (20.2570)
	General Decorations					
	Soffits		m2	19.23		Harmonised Rate
	Cladding	8	m2	19.23		Harmonised Rate
	Fascia	Ĭ	m	9.62		Harmonised Rate
	Isoffit		m	9.62		Harmonised Rate
	Frame to Pb balustrade	150	m	9.62		Harmonised Rate
	Brackets	12	m	9.62		Harmonised Rate
	Flat entrance doors	18	m2	19.23		Harmonised Rate
	Side screen	8	m2	36.07		Harmonised Rate
	Frame	50		9.62		Harmonised Rate
		32	m m2	19.23		Harmonised Rate
	Garage doors					Harmonised Rate
	Frames	48	m 0	9.62		Harmonised Rate
	cupboard door	36	m2	19.23		
	Frame	100	m	9.62	962.00	Harmonised Rate
	DECORATIONS					
				ed to Summary £	5,559.38	
Н	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	35	lm	38.58	1,350.37	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS		Carri	ed to Summary £	4,412.14	
	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, multilocking 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		Nr	1,950.23		Gerda Rates
	with the manufacturers installation guidance.					
	with the manufacturers installation guidance. 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		Carri	ed 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					
K	RISK ITEMS	QTY	Carri UNIT	ed to Summary £	1,575.66 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		Carri	ed to Summary £	10,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	1-10 Galatea					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				31,266.19	
В	ROOF REPAIRS				27,884.33	
С	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	
н	RAINWATER GOODS			4,412.14	
ı	FRA WORKS			20,000.00	
J	M&E			1,575.66	
K	RISK ITEMS			10,000.00	
	1-10 Galatea	Carried to Sec	tion Summary £	132,558.40	

REF	ITEM		TASK ORI	DER PRICE		COMMENTS	
KEF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS	
A B C D E F G H I J K	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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW OVERHAULS COMMUNAL DOORS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS						
	GENERALLY						
Α	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. 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.	15 15	Item Item	33.16 66.32 99.47	994.73 99.47	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% 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%	
	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			'			

		47,046.97				
В	ROOF REPAIRS	QTY	UNIT	ed to Summary £ 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 LIPVC backay stick soffit over existing timber soffit inclusive all cutting					
	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%
	maing, one caps, adjustitions to guiter brackets and the like					
	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,	75	Im	40.04	2 745 50	Historic Rate Tappesfield
	end caps, adjustment to gutter brackets and the like	75	lm	49.94	3,745.50	Inistoric Rate Tappesheid
	ROOF REPAIRS					
	ROOF REPAIRS		Carri	ed to Summary £	21,914.60	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	45	dualiana	280.00	4000.00	Historic rates
	Renew trickle vent	15 15	dwellings			Historic rates
					726 00	
	I Panaw handla		Nr Nr	19.00		
	Renew handle Renew hinges	15	Nr	16.00	240.00	Historic rates
	Renew hinges	15 30	Nr Nr	16.00 31.00	240.00 930.00	Historic rates Historic rates
	Renew hinges Renew restrictor	15 30 15	Nr Nr Nr	16.00 31.00 14.52	240.00 930.00 217.80	Historic rates Historic rates Historic rates
	Renew hinges Renew restrictor Renew tilt and turn top hinge	15 30 15 15	Nr Nr Nr Nr	16.00 31.00 14.52 105.00	240.00 930.00 217.80 1575.00	Historic rates Historic rates Historic rates Historic rates Historic rates
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	15 30 15	Nr Nr Nr Nr Item	16.00 31.00 14.52 105.00 200.00	240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge	15 30 15 15 15	Nr Nr Nr Nr	16.00 31.00 14.52 105.00	240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Historic rates
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	15 30 15 15 15	Nr Nr Nr Nr Item	16.00 31.00 14.52 105.00 200.00	240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	15 30 15 15 15	Nr Nr Nr Nr Item	16.00 31.00 14.52 105.00 200.00	240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making	15 30 15 15 15	Nr Nr Nr Nr Item	16.00 31.00 14.52 105.00 200.00	240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement 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	15 30 15 15 15	Nr Nr Nr Nr Item	16.00 31.00 14.52 105.00 200.00	240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement 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	15 30 15 15 15	Nr Nr Nr Nr Item	16.00 31.00 14.52 105.00 200.00	240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement 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	15 30 15 15 15	Nr Nr Nr Nr Item	16.00 31.00 14.52 105.00 200.00	240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement 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	15 30 15 15 15	Nr Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00	240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement 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	15 30 15 15 15	Nr Nr Nr Nr Item	16.00 31.00 14.52 105.00 200.00	240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement 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)	15 30 15 15 15	Nr Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00	240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
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	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement 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	15 30 15 15 15	Nr Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00	240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
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	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement 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	15 30 15 15 15	Nr Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00	240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement 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	15 30 15 15 15 15	Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00 200.00	240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance As per Schedule
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D COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	OTV	LIMIT	DATE	TOTAL	COMMENTS
D COMMUNAL DOORS (PROVISIONAL ALLOWANCE) To be agreed with Client subject to further consultation	QTY	UNIT	RATE	TOTAL	CONTINIENTS
COMMUNAL DOORSET RENEWAL					
COMMUNICIPAL 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	1	Item		51 054 87	Silk & Mackman Quote
and making good to reveals nominal size 2200mm high x 1850mm wide, powder		itom		01,004.07	Cink & Mackinan Quote
coated steel portcullis rear door and frame.					
South a stock portounie rour door and marrie.					
COMMUNAL DOORS (PROVISIONAL ALLOWANCE)					
	27/		ied to Summary £	51,054.87	
E FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
CONCRETE REPAIRS					
CONCRETE REPAIRS					
Surface Preparation					
ourided Frepulation					
Jet washing existing concrete	104	m2	3.75	390 00	Harmonised Rate + net BMI uplift (32.63%)
		<u>-</u>	""	200.00	
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 cocrete	104	m2	1.82	189.28	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces.	35	nr.	10.44	264.02	Harmonised Rate + net BMI uplift (32.63%)
This is caried out every 3m2	ან	nr	10.44	301.92	Trannonised Rate + net bivii upiiit (32.03%)
Carry out chloride testing including laboratory analysis and report. Concrete areas	2	nr	20.56	/1 12	Harmonised Rate + net BMI uplift (32.63%)
generally	2	'"	20.50	41.12	Transcribed Nate 1 Net Bivii upint (52.55%)
Concrete Repairs - Please note all quantities are provisional					
Out out and repail concrete in patches to small areas, depth not exceeding					
10	40		0.40	04.00	Harmoniand Data I not DMI unlift (22 C20/)
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	8.12		Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10 10	nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84 23.21		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
Over 0.00 mz but not exceeding 1 mz. (Frovisional Quantity)	10	nr	39.19	391.90	
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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.00 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.15 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
(221.30	
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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46		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		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	l 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		Harmonised Rate + net BMI uplift (32.63%)
					Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10		
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50		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					
Training Gradies					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika	20		0.50	470.00	Historia nata - Irminan Harra
MonoTop 615 repair mortar	20	m	8.50	170.00	Historic rate - Juniper House
	1				
To cracks formed at points of expansion, cut crack to a width of 20mm install	1				
bond breaker tape to back of chase. Install polyethylene backing rod if required,	1	l m	35.00	0.00	Star rate
	1	""	33.00	0.00	Otal Tato
prime and seal using Mastic to form dummy expansion joint.					
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		0	20.00	0.00	Harmoniand Data I not DMI unlift (22 C20/)
Surfaces exceeding 300mm girth 2/sqm		m2	26.69		Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m	1	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	10	m2	8.32		Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys		IIIZ	0.52	0.00	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove					
the appearance of mapping					
	0.4		17.74	1 667 56	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth	94	m2	17.74		Harmonised Nate + net bivii upiiit (32.03%)
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 auticorporation decorative continue value two conte					
Application of anticarbonation decorative coatings using two coats	1				
smoothelastomeric / methaccrylic coating to all exposed concrete surfaces	•				
Surfaces exceeding 300mm girth	94	m2	15.09		Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	10	m m	7.55	75.45	
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
DDIOWAYORK OF EAVING AND DEDAIDS					
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks using coloured mortars	60	nr	12.50	750.00	Historic rate - Juniper House
, , , , , , , , , , , , , , , , , , , ,				753.30	·
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 m	12.00	720.00	
/ il out 1995 than 0.25 eqimjome/perpe		"	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					
, ——		Carr	ied to Summary £	18,764.01	
F WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL STAIRCASES					
The state of the s	,			E 000 40	TP Group Quote
Domovo evieting vinul 9 dieness in skin en site	404	1		P P.3U 1U 1	LIN L-TOUR LINOTO
Remove existing vinyl & dispose in skip on site	184	m2	30.6	3,030.40	
Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is			1		
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
Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is			1	5,630.40 1,422.00	

supply and lay new decorative resin floor coating to landings/half landings	171	m2	123.44		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						
DECORATIONS	QTY	UNIT	ed to Summary £ RATE	70,199.97 TOTAL	COMMENTS	
DECORATIONS	QII	UNIT	KAIE	IUIAL	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		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		Harmonised Rate	
Doors	21	m2	19.23		Harmonised Rate	
Cupboards	29	m2	19.23		Harmonised Rate	
Windows	4	m	36.07		Harmonised Rate	
Frame/cills	110	m	9.62	1,058.20	Harmonised Rate	
Entrance door and screen	11	m2	36.07		Harmonised Rate	
meter cupboards	18	no	19.23		Harmonised Rate	
Skirtings	230	m	9.62		Harmonised Rate	
Cladding	8	m2	19.23		Harmonised Rate	
Fascia		m	9.62		Harmonised Rate	
soffit	400	m	9.62		Harmonised Rate Harmonised Rate	
Frame to Pb balustrade	192	m 	9.62		Harmonised Rate	
Brackets Lourve doors	24 1	m m2	9.62 36.07		Harmonised Rate	
Garage doors	36	m2	19.23		Harmonised Rate	
Frames	54	m	9.62		Harmonised Rate	
Over panel	13	m2	19.23		Harmonised Rate	
Doors	4	m2	19.23		Harmonised Rate	
Frame	10	m	9.62		Harmonised Rate	
Windows	4	m	36.07	158.71	Harmonised Rate	
Entrance door and screen	11	m2	19.23	201.92	Harmonised Rate	
DECORATIONS		Carrie	ed to Summary £	43,744.51		
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		Carri	ed to Summary £	5,263.82	
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, multilocking 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	ltem			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	ltem	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 LOFT SPACE WORKS	8	Nr	1,000.00	3,300.00	Provisional Allowance
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		Carri	ed to Summary £	108,871.47	
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		Carri	ed to Summary £	1,575.66	
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		Carri	ed to Summary £	25,000.00	
SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
11-25 Galatea					
GENERALLY				0.00	
ACCESS TO WORKS AT HEIGHT				47,046.97	
ROOF REPAIRS				21,914.60	
WINDOW REPAIRS				24,473.52	
COMMUNAL DOORS				51,054.87	
FAÇADE & STRUCTURAL REPAIRS				18,764.01	

F	WALKWAYS & BALCONIES			70,199.97	
G	DECORATIONS			43,744.51	
н	RAINWATER GOODS			5,263.82	
ı	FRA WORKS			108,871.47	
J	M&E			1,575.66	
к	RISK ITEMS			25,000.00	
	11-25 Galatea	·	•		
		Carried to S	ection Summary £	417,909.40	

REF	ITEM	TASK ORDER PRICE			COMMENTS	
KEF	I I EIVI	QTY	UNIT	RATE	TOTAL	COMMENTS
A B C D E F G H I J	28-29 Galatea 28-29 Galatea Square 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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. 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. Allow for removal from site of all debris arising from the works.	2 2 1	Item Item Item	33.16 66.32 99.47 198.95	132.63 99.47	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%
	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. Weekly Inspections	1.0	Item Nr	12,308.00 200.00	12,308.00 3,400.00	MAC Quote
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT		Carri	ed to Summary £	16,377.78	

В	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	2	Nr	750.00	1,500.00	Historic Rate Arnold Dobson	
	works are complete				,		
	MAIN ROOF COVERINGS - PITCHED						
	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	
1	SOFFIT & FASCIA						
	συττι α τασυία						
1	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,	26	lm	20.16	524.15	Framework - Year 14 BMI Uplift 32.63%	
	fixing, end caps, adjustment to gutter brackets and the like						
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	46	l _{lee}	40.04	2 207 24	Historia Data Tannaafiald	
	caps, adjustment to gutter brackets and the like	46	lm	49.94	2,291.24	Historic Rate Tappesfield	
	take days and install LIDVC I such a Deard Days heard including all systing fixing						
	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	
	and cape, adjustment to gatter brackets and the line						
	ROOF REPAIRS		Carrie	ed to Summary £	7,415.48		
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS	
	WINDOW PEDAIRS Provisional Otylo						
	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		Historic rates	
	Renew handle	2	Nr	16.00		Historic rates	
	Renew hinges Renew restrictor	4	Nr Nr	31.00		Historic rates Historic rates	
	Renew testrictor Renew tilt and turn top hinge	2	Nr Nr	14.52 105.00		Historic rates	
	Mastic renewal	2	Item	200.00		Provisional Allowance	
	Glazing replacement	2	Item	200.00		Provisional Allowance	
	CLADDING						
	Provisional allowance for repairs to isolated damaged slates	2	Item	250.00	500.00	Provisional Allowance	
	WINDOW REPAIRS		00	nd to Summari	2 202 64		
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	ed to Summary £	2,293.04 TOTAL	COMMENTS	
1	CONCRETE REPAIRS						
	CONCRETE REPAIRS						
	Surface Preparation						
		8	m2	3.75	30.00	Harmonised Rate + net BMI uplift (32.63%)	
	Surface Preparation	8	m2	3.75	30.00	Harmonised Rate + net BMI uplift (32.63%)	

I	ı	1 1	ı		
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 cocrete	8	m2	1.82	14.56	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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					
Out out and repair concrete in patches to small areas, depth not exceeding					
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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21		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.			10.03	0.00	Harmonicad Data L not PMI unlift (22 629/)
Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26 15.83		Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
		nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Nate + Het Divil upilit (32.03%)
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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr nr	115.06		Harmonised Rate + net BMI uplift (32.63%)
		"	113.00	0.00	Trainionisca rate - Not Biri apint (02.0070)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate 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		Harmonised Rate + net BMI uplift (32.63%)
					1 (* 7)

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G	RAINWATER GOODS	QTY	UNIT Carri	ed to Summary £	264.51 TOTAL	
	DECORATIONS	I	0- 1	ind to Comment	004.54	
	cupboard door	2	lm	19.23	38.46	Harmonised Rate
	Frame	10	lm	9.62	96.20	Harmonised Rate
	Flat entrance doors	4	m2	36.07	129.85	Harmonised Rate
	soffit		m2 Im	9.62		Harmonised Rate
	General Decorations Fascia		m?	19.23		Harmonised Rate
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Walls Strip ceiling surfaces		m2 m2	23.13 24.37		Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	TOR (Preparation and Painting)					
	Prepare and redecorate previously decorated surfaces within communal areas					
	PREVIOUSLY PAINTED SURFACES					
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WALKWAYS & BALCONIES		Carri	ied to Summary £	0.00	
	WALKINAYO A DALGONIEG					
	WALKWAYS & BALCONIES	QIT	UNII	RAIE	TOTAL	COMMENTS
E	WALKWAYS & BALCONIES	QTY	Carri UNIT	ed to Summary £	4,228.90 TOTAL	COMMENTS
	FAÇADE & STRUCTURAL REPAIRS	1		1		
	Helical bar across cracking brickwork. Generally to every 3rd course.	8	lm	80.00	640.00	Historic rate - Carterscroft
	Areas less than 0.25 sqm/joints/perps	25	m	12.00	300.00	
	Areas 0-25-0.5 sqm	12	nr	25.00	300.00	
	Areas >0.5 sqm	12	m2	35.00		Historic rate - Carterscroft
	Rake out and repoint defective pointing					
	Carry out repairs to defective bricks using coloured mortars	30	nr	12.50	375.00	Historic rate - Juniper House
	BRICKWORK CLEANING AND REPAIRS					
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	16	m	7.55	120.72	
	smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth	8	m2	15.09	120.72	Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation decorative coatings using two coats					
	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Trannonised Nate + Het Bivii upilit (32.0370)
	Surfaces not exceeding 300mm	16	m 2	8.87 17.74	141.92	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces exceeding 300mm girth	8	m2	17.74		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					
			IIIZ	0.32	0.00	Transcribed Nate - Net Bivil upint (02.0076)
	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	16	m m2	4.16 8.32	66.56	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces exceeding 300mm girth	8	m2	8.32		Harmonised Rate + net BMI uplift (32.63%)
	prime the soffit ready to receive further coats					
	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and					

	Asbestos removal	1	Item		1,000.00	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	M&E			ed to Summary £	1,310.66	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1	Nr	160.00	160.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	105.00	105.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	TEMPORARY LIGHTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	COMMUNAL TESTING					
ı	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	FRA WORKS		Carrie	ed to Summary £	1,500.00	
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	1	Nr	500.00	500.00	Provisional Allowance
	LOFT SPACE WORKS				1,200.00	
	Provisional allowance for additional FRA works	1	Item		1.000.00	Provisional Allowance
	FRA		. 41	100.00	0.00	1 Total Caracita Automatica
	with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	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					
	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		Nr	1,950.23	0.00	Gerda Rates
	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-					
	FED's					
Н	FRA WORKS	QTY	Carrie UNIT	ed to Summary £ RATE	2,041.97 TOTAL	COMMENTS
	RAINWATER GOODS					
	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%
	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%

	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		Carri	ed to Summary £	3,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	28-29 Galatea					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				16,377.78	
В	ROOF REPAIRS				7,415.48	
С	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	
н	FRA WORKS				1,500.00	
1	M&E				1,310.66	
J	RISK ITEMS				3,000.00	
	28-29 Galatea					

REF	ITEM		TASK ORD	ER PRICE		COMMENTS
KEF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS
A B C D E F G H I J K	30-68 Galatea Square 30-68 Galatea Square 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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS COMMUNAL DOORS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. 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. Allow for removal from site of all debris arising from the works.	39 39 1	Item Item Item	33.16 66.32 99.47 198.95	2,586.29 99.47	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%
	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	ltem			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			I		l l

			Carrie	ed to Summary £	88,015.83	
В	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	8	Nr	750.00	6,000.00	Historic Rate Arnold Dobson
	works are complete					
	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
	caps, adjustinent to gutter brackets and the like					
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,	204	lm	49.94	10 187 76	Historic Rate Tappesfield
	end caps, adjustment to gutter brackets and the like	204	""	49.94	10,107.70	Thistoric Trate Tappesheld
	ROOF REPAIRS					
				ed to Summary £	59,200.58	
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
		•			40000 00	
	Clean, ease and adjust windows Renew trickle vent	39 39	dwellings Nr	280.00 19.00		Historic rates Historic rates
	Renew handle	39	Nr	16.00		Historic rates
	Renew hinges	78	Nr	31.00		Historic rates
	Renew restrictor	39	Nr	14.52		Historic rates
	Renew tilt and turn top hinge	39	Nr	105.00		Historic rates
	Mastic renewal Glazing replacement	39 39	Item Item	200.00 200.00		Provisional Allowance Provisional Allowance
		55	lioni	200.00	7000.00	
	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	1	Item		1 8/1 10	As per Schedule
	28mm double glazed, 4mm Low E glass internally, 4mm outer pane (laminated	1	iiGiii		1,041.10	n to per contocute
	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					
	Torrotoe externally, all pariets to flave O-value less triall 1.244/III2					
	· '	· ·	'	· · · · · · · · · · · · · · · · · · ·		1

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	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	39	Item	250.00	9 750 00	Provisional Allowance
	Trovisional allowance for repairs to isolated damaged states	39	item	250.00	9,730.00	1 Tovisional Allowando
	WINDOW REPAIRS					
	WINDOW AND DOOR WORKS	OTV		ed to Summary £	46,555.38 TOTAL	COMMENTS
ט	WINDOW AND DOOR WORKS	QTY	UNIT	RATE	IUIAL	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	4	14		440 500 04	Cille 9 Mankey on Occade
	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	ı	Item		110,503.91	Silk & Mackman Quote
	coated steel portcullis rear door and frame.					
	'					
	WINDOW AND DOOR WORKS		Comi	ad to Summany C	146 502 04	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	ed to Summary £	116,503.91 TOTAL	COMMENTS
	I AGABE & OTTOO TOTAL ITEL AIRC	٦	C.u.	10112		
	CONCRETE REPAIRS					
	Ourface Brown than					
	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 visual survey & Hammer test to all aleas of concrete	240	1112	1.90	470.40	Tharmonised Nate + Het Bivii upilit (32.03 %)
	Carry out full cover meter survey to all areas of cocrete	240	m2	1.82	436.80	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	80	nr	10.44	835.20	Harmonised Rate + net BMI uplift (32.63%)
	This is called out every Siliz					
	Carry out chloride testing including laboratory analysis and report. Concrete areas	2	nr	20.56	41 12	Harmonised Rate + net BMI uplift (32.63%)
	generally	2	nr	20.30	41.12	Trainionised Nate - Het bivii upilit (02.0070)
	Concrete Repairs - Please note all quantities are provisional					
	·					
	Out out and repair concrete in patones to small areas, depth not exceeding					
	Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21		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		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		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		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
			•	1		· · · · · · · · · · · · · · · · · · ·

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%)
			40.78		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr			
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50		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					
Crind out arealy 10 mm wide doubt not avecabling 10 mm. Deinstate with City					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika	10	m	8.50	85.00	Historic rate - Juniper House
MonoTop 615 repair mortar					'
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,	10	m	35.00	350.00	Star rate
prime and seal using Mastic to form dummy expansion joint.					
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					
And 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					
	100		0 22	1 407 60	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth	180	m2	8.32		
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		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 / methaccrylic 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		Harmonised Rate + net BMI uplift (32.63%)
		2	10.00	3.30	· - · · · · · · · · · · · · · · · · · ·
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	40		25.00	050.00	Historia rata Cartaragraft
Areas >0.5 sqm	10	m2	35.00		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					
			ed to Summary £	20,383.12	
WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL STAIRCASES					

	1	ı				I
	Demonstration wind 0 diameter in altinous site.	440			40 =00 00	
	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	440	m2	30.60	12,790.80	TP Group Quote
	supply and fix stair nosings	418	1			
		60	lm	47.40		TP Group Quote
	to prepare & coat upstands, skirtings & stringers	530	lm	19.10		TP Group Quote
	supply and lay new decorative resin floor coating to landings/half landings	392	m2	123.44		TP Group Quote
	supply and lay new decorative resin floor coating to treads & risers	26	m2	123.44	3,209.44	TP Group Quote
	DDIVATE DAL CONIEC	· · · · · · · · · · · · · · · · · · ·				
	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					
	WALKWATS & BALCONIES	1	Carri	ed to Summary £	120,767.32	
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES	· · · · · · · · · · · · · · · · · · ·				
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOP (Preparation and Pointing)	 				
	TOR (Preparation and Painting)	450		22.42	10 100 50	Harmonised Rate + net BMI uplift (28.28%)
	Ceilings Walls	450 1476	m2 m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
		450		23.13 24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces Strip wall surfaces	450 1476	m2 m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	1470	IIIZ	24.37	35,970.12	Tarifloriised Nate + Het bivii upiiit (20.20%)
	General Decorations	1				
	Balustrade	61	m2	19.23	1 173 03	Harmonised Rate
	Doors	32	m2	19.23		Harmonised Rate
	Cupboards	54	m2	19.23		Harmonised Rate
	Windows	8	m2	19.23		Harmonised Rate
	Frame/cills	90	m m	9.62		Harmonised Rate
	Screens	20	m2	19.23		Harmonised Rate
	door and screen	68	m2	19.23		Harmonised Rate
		583				Harmonised Rate
	Skirtings Cladding	000 1	m m2	9.62 19.23		Harmonised Rate
		4			70.92	Harmonised Rate
	Fascia	1	m m	9.62		Harmonised Rate
	soffit	470	m 	9.62		
	Frame/posts to Pb balustrade	473	m 	9.62		Harmonised Rate
	Rwp	59	m 	9.62		Harmonised Rate
	wood trim to garage panels	83	m 0	9.62		Harmonised Rate
	Doors	4	m2	19.23		Harmonised Rate
	Frame	10	m 0	9.62		Harmonised Rate
	Windows	8	m2	19.23		Harmonised Rate
	Entrance door and screen	19	m2	19.23	365.37	Harmonised Rate
	DECORATIONS		Couri	ad to Summany C	400 247 70	
Н	RAINWATER GOODS	QTY	UNIT	ed to Summary £	109,317.70 TOTAL	
			J			
	Take down existing guttering and replace with marley 150mm deep flow to falls,	1				
	inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs	106	lm	34.02	3,606.08	Framework - Year 14 BMI Uplift 32.63%
	bends, and the like	1				
		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 RAINWATER GOODS	225	lm	38.58	8,680.97	Framework - Year 14 BMI Uplift 32.63%
INAIWATER GOODS		Carri	ied to Summary £	12,287.04	
FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
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, multilocking 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	·	Gerda Rates
Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	1	Nr	100.00	100.00	Provisional Allowance
FRA					
	,			05.000.00	
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 flats61-62 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
1			1	1,800.00	I

	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		Carri	ed 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		Carri	ed 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					
	SUMMARY	QTY	Carrie UNIT	ed to Summary £	30,000.00 TOTAL	COMMENTS
			O.U.I	AUAT SE	. Virile	
	30-68 Galatea Square				<u>.</u>	
	GENERALLY				0.00	
	ACCESS TO WORKS AT HEIGHT				88,015.83	
В	ROOF REPAIRS			l l	59,200.58	

С	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	
н	RAINWATER GOODS				12,287.04	
1	FRA WORKS				70,060.23	
J	M&E				2,105.66	
К	RISK ITEMS				30,000.00	
	30-68 Galatea Square	1	Carried to Sec	tion Summary £	675,196.77	

REF	ITEM		TASK ORD	ER PRICE		COMMENTS
KEF	11 5191	QTY	UNIT	RATE	TOTAL	COMMENTS
	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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS COMMUNAL DOORS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	ACCESS TO WORKS AT TIERSTIT	Q. i	Oitii	IVAIL	TOTAL	SOMMENTS
	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	ltem	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%
	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	ltem	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					

	I		Carri	ed to Summary £	40,336.04	
В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WANT DOOR OOVERNOOD DIEGUED					
	MAIN ROOF COVERINGS - PITCHED					
	Allowance for concrete tile repairs to main roof	1	Item		1,500.00	Provisional Allowance
	clear off moss on roof (area next to trees)	50	m2		Incl.	
	Clean out concrete 'flnlock' type gutter, remove old waterproofing and prepare				- 40- 40	
	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%
	of all outlets, rake out and mastic all underside joints as necessary					
	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	29	lm	72.54	2 102 52	Framework - Year 14 BMI Uplift 32.63%
	Association guidelines	29	1111	72.54	2,103.53	Trainework - Teal 14 Bivil Opinit 32.0376
	, toossidatori galasiirios					
	ROOF REPAIRS			ad to Summani	40 700 00	
С	WINDOW REPAIRS	QTY	UNIT	ed to Summary £	10,798.63 TOTAL	COMMENTS
					<u> </u>	
	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		Historic rates
	Renew handle	8	Nr	16.00		Historic rates
	Renew hinges	16	Nr	31.00		Historic rates
	Renew restrictor	8	Nr	14.52		Historic rates
	Renew tilt and turn top hinge	8	Nr	105.00		Historic rates Provisional Allowance
	Mastic renewal Glazing replacement	8	Item Item	200.00 200.00		Provisional Allowance
	John Lang replacement	· ·		200.00	1,000.00	i Totalistiai 7 iliomaniss
	WINDOW REPAIRS		Comi	ad to Common C	7 470 46	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	ed to Summary £	7,172.16 TOTAL	COMMENTS
	To be agreed with Client subject to further consultation	4	<u> </u>	12.11		
	COMMUNAL DOORSET RENEWAL					
	Full in stall sting of stand door and finance to Country and standard on a sife atting					
	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	1	Item		13,539.57	Silk & Mackman Quote
	and making good to reveals nominal size 2200mm high x 1850mm wide, powder					
	coated steel portcullis rear door and frame.					
	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)					
				ed to Summary £		
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%)
		1.10	1112	0.73	0-11.00	(02.00 %)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	146	m2	1.96	286 1 6	Harmonised Rate + net BMI uplift (32.63%)
	Carry out visual survey & Hamiller lest to all aleas of collecte	140	IIIZ	1.90	200.10	Trainioniood Nato - Not Divil apint (02.0070)
	Carry out full cover meter survey to all areas of cocrete	146	m2	1.82	265.72	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	49	nr	10.44	508.08	Harmonised Rate + net BMI uplift (32.63%)
I	This is called out every sinz			I I		I

1		1 1	1		1
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					
Out out and repair concrete in patches to small areas, depth not exceeding					
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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56		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		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 (Ferrogaurd) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm	146	m2	23.87	3 485 03	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m	266	lm	19.23		Harmonised Rate + net BMI uplift (32.63%)
Jet washing corrosion inhibitor application (Ferroguard)	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					
	116		0.00	1 011 70	Harmonicad Data + not DMI unlift (22 620/)
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 m	8.87	2,359.42	· ' '
					_,,	
	Application of anticarbonation decorative coatings using two coats					
	smoothelastomeric / methaccrylic 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					
	FAÇADE & STRUCTURAL REPAIRS		Carri	ed to Summary £	38,178.97	
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
-		4		12112		
	COMMMUNAL WALKWAYS					
	Carefully prepare surface of existing asphalt covering , supply and lay new	31	m2	105.00	3,255.00	TP Group Quote
	decorative resin floor coating to communal walkways.					1
		•		400.00	070.00	TD 0 0 1
	supply & install movement joints where required	3	lm	123.60		TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways	2	nr	21.84	43.68	TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm	-	nr Im	21.84 19.10	43.68 1,184.20	TP Group Quote TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways	2	nr	21.84	43.68 1,184.20	TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm Carry out water test & provide a report of the required remedials	2	nr Im	21.84 19.10	43.68 1,184.20	TP Group Quote TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm Carry out water test & provide a report of the required remedials To carry out repairs to coving/upstands using thixotropic repair mortar based on a	2	nr Im	21.84 19.10	43.68 1,184.20	TP Group Quote TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm Carry out water test & provide a report of the required remedials To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth	2	nr Im	21.84 19.10 306.00	43.68 1,184.20 306.00	TP Group Quote TP Group Quote TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm Carry out water test & provide a report of the required remedials To carry out repairs to coving/upstands using thixotropic repair mortar based on a	2 62 1	nr Im nr	21.84 19.10	43.68 1,184.20 306.00	TP Group Quote TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm Carry out water test & provide a report of the required remedials To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth	2 62 1	nr Im nr	21.84 19.10 306.00	43.68 1,184.20 306.00	TP Group Quote TP Group Quote TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm Carry out water test & provide a report of the required remedials To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth 251-500mm x 150mm	2 62 1	nr Im nr	21.84 19.10 306.00	43.68 1,184.20 306.00 99.18	TP Group Quote TP Group Quote TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm Carry out water test & provide a report of the required remedials To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth 251-500mm x 150mm To carry out repairs to walkways using Contar Industry @ 20mm depth	2 62 1	nr Im nr	21.84 19.10 306.00	43.68 1,184.20 306.00 99.18 157.48 43.87	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm Carry out water test & provide a report of the required remedials To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth 251-500mm x 150mm To carry out repairs to walkways using Contar Industry @ 20mm depth per 1m² (minimum cost applies)	2 62 1	nr Im nr Nr	21.84 19.10 306.00 33.06	43.68 1,184.20 306.00 99.18 157.48 43.87	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm Carry out water test & provide a report of the required remedials To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth 251-500mm x 150mm To carry out repairs to walkways using Contar Industry @ 20mm depth per 1m² (minimum cost applies) per 0.25m² (over & above the minimum 1m²) Door Thresholds	2 62 1	nr Im nr Nr Nr	21.84 19.10 306.00 33.06	43.68 1,184.20 306.00 99.18 157.48 43.87	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm Carry out water test & provide a report of the required remedials To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth 251-500mm x 150mm To carry out repairs to walkways using Contar Industry @ 20mm depth per 1m² (minimum cost applies) per 0.25m² (over & above the minimum 1m²)	2 62 1	nr Im nr Nr Nr	21.84 19.10 306.00 33.06	43.68 1,184.20 306.00 99.18 157.48 43.87	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm Carry out water test & provide a report of the required remedials To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth 251-500mm x 150mm To carry out repairs to walkways using Contar Industry @ 20mm depth per 1m² (minimum cost applies) per 0.25m² (over & above the minimum 1m²) Door Thresholds COMMUNAL STAIRCASES supply and fix stair nosings	2 62 1 3 4	nr Im nr Nr Nr	21.84 19.10 306.00 33.06	43.68 1,184.20 306.00 99.18 157.48 43.87 132.24	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
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	supply & install movement joints where required dress-in and around gulleys to walkways to prepare and coat open channels & upstands or skirtings not exceeding 300mm Carry out water test & provide a report of the required remedials To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth 251-500mm x 150mm To carry out repairs to walkways using Contar Industry @ 20mm depth per 1m² (minimum cost applies) per 0.25m² (over & above the minimum 1m²) Door Thresholds COMMUNAL STAIRCASES supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings	2 62 1 3 1 1 4 30 55 23	nr Im nr Nr Nr Nr Nr	21.84 19.10 306.00 33.06 157.48 43.87 33.06 47.4 19.1 123.44	43.68 1,184.20 306.00 99.18 157.48 43.87 132.24 1,422.00 1,050.50 2,839.12	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
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1	Ceilings	33	m2	23.13	763.29	Harmonised Rate + net BMI uplift (28.28%)
	Walls	83	m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	33	m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	83	m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	The state of the s	00			2,022	- Tannonico C (1815 - 1815 - 1816 (20120 70)
	General Decorations					
	Hand rail	16	lm	9.62	153 92	Harmonised Rate
	Loft	1	m2	19.23		Harmonised Rate
	Ladder cage	2	m2	19.23		Harmonised Rate
	Frame/cills	19	lm	9.62		Harmonised Rate
	Entrance door and screen	8	m2	36.07		Harmonised Rate
		2	1	19.23		Harmonised Rate
	Eic Chintin an		m2			Harmonised Rate
	Skirtings	53	lm I	9.62		Harmonised Rate
	Fascia		lm I	9.62		Harmonised Rate
	soffit	00	lm	9.62		
	Hand rail to balcony wall	39	lm	9.62		Harmonised Rate
	Doors	7	m2	19.23		Harmonised Rate
	Frame	34	lm	9.62		Harmonised Rate
	Entrance door and screen	8	m2	36.07		Harmonised Rate
	Rwp /soil	18	lm	9.62	173.16	Harmonised Rate
	DECORATIONS					
			Carri	ed to Summary £	8,011.00	
Н	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Renew cast iron guttering (ogee or half round 150mm) inclusive all joints, fixings,					
		40	lm	55.94	2,237.73	Framework - Year 14 BMI Uplift 32.63%
	end caps, spigots, etc. to falls					
-	RAINWATER GOODS					
	RAINWATER GOODS		Court	od to Cummon. C	2,237.73	
	FRA WORKS	QTY	UNIT	ed to Summary £	TOTAL	COMMENTS
ı.	FRA WURKS	QIT	UNII	RATE	IUIAL	COMINIENTS
1	EED).					
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be					
	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					
	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					
	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-			4.050.00		
	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, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,		Nr	1,950.23	0.00	Gerda Rates
	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, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both		Nr	1,950.23	0.00	Gerda Rates
	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, multilocking 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		Nr	1,950.23	0.00	Gerda Rates
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	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, multilocking 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			
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	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,					
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	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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				0.00	
	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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		Nr		0.00	Provisional Allowance
	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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		Nr		0.00	Provisional Allowance
	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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.		Nr		0.00	Provisional Allowance
	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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. Item 7.1.1.2 Firestopping is required within the ground floor electrical intake		Nr Item		0.00 350.00	Provisional Allowance Provisional Allowance
	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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. 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		Nr		0.00 350.00	Provisional Allowance
	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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. 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		Nr Item		0.00 350.00	Provisional Allowance Provisional Allowance
	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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. 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		Nr Item		0.00 350.00	Provisional Allowance Provisional Allowance
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	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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. 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. Item 7.3.1.1 Install emergency lighting within the communal areas of the building,		Nr Item		0.00 350.00	Provisional Allowance Provisional Allowance Provisional Allowance
	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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. 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. 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:		Nr Item		0.00 350.00	Provisional Allowance Provisional Allowance
	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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. 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. Item 7.3.1.1 Install emergency lighting within the communal areas of the building,		Nr Item		0.00 350.00	Provisional Allowance Provisional Allowance Provisional Allowance
	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, multilocking 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. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., 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. 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. 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:		Nr Item		0.00 350.00	Provisional Allowance Provisional Allowance Provisional Allowance

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					
M&E	QTY	Carri UNIT	ed to Summary £	10,073.99 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 1	Nr Nr	382.35 257.09		2 X FRONT, 1 x R/H GABLE, 1 X L/H GABLE 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						
	external public access balcony n.e. 10m length ion outside each dwelling door, uniformly set ng 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 fitti	ngs	7	Light	257.09	1,799.63	
INTAKE LIGHTING						
Install new lighting system to swithd lighting provision	croom 1 no luminaire with integral emergency	1	nr	1,309.93	1,309.93	Framework - Year 14 BMI Uplift 32.63%
Extra over for self-testing L.E.D fitti	ngs	1	Light	257.09	257.09	
ROOF SPACE / TANK ROOM LIG	HTING					
consumer unit and power circuit of earthing to room, all inclusive all lab panels and the like - measured by t cost per storey Install new lighting circuit within tan achieve minimum 250 lux lighting le	complete earth system to tankroom, install 2 double socket outlets within tankroom, install cours, connections, removing and refixing duct the number of storeys from intake to loft space - kroom with new flourescent fittings designed to evel and including emergency lighting ters work - tankroom n.e. 30m2 area	1	nr	639.62 651.21		Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%
Ddt light fitting allowance included v	within the above					
Self-testing L.E.D fittings (E. Lightin		5	nr	372.00	1,860.01	
SMARTSCAN GATEWAY:MASTER	R CONTROL; 250 DEVICES	1	nr	1,265.00	1,265.00	
SMARTSCAN PLATEFORM 2 GAT	TEWAY SET -UP, CONFIG OF WEBSERVER	1	nr	460.00	460.00	
Grout Allowance for Thorlux / smart	tscan set up / config / attendance	1	nr	1,500.00	1,500.00	
M&E			Carri	ied to Summary £	49,301.62	
RISK ITEMS		QTY	UNIT	RATE	TOTAL	COMMENTS
Additional asbestos removal		1	Item		5,000.00	
Additional works identified on site for access to works at height	ollowing further investigation, surveys and	1	Item		5,000.00	
Provisional allowance for unforesee	en works arising	1	Item		5,000.00	
RISK ITEMS			Carri	ied to Summary £	15,000.00	
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
31-45 Philip						
GENERALLY					0.00	
ACCESS TO WORKS AT HEIGHT					40,336.04	

B	ROOF REPAIRS			10,798.63	
С	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	
н	RAINWATER GOODS			2,237.73	
ı	FRA WORKS			10,073.99	
J	M&E			49,301.62	
K	RISK ITEMS			15,000.00	
	31-45 Philip	Carried to Se	ection Summary £	207,035.06	

REF	ITEM		TASK ORD	ER PRICE		COMMENTS
KEF	11 EW	QTY	UNIT	RATE	TOTAL	COMMENTS
A B C D E F G H I J	6-18 Heaton Road 6-18 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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. 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. Allow for removal from site of all debris arising from the works. SCAFFOLD	4 4 1	Item Item Item	33.16 66.32 99.47 198.95	265.26 99.47	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%
	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. Weekly Inspections	1.0	Item Nr	30,744.00 200.00	30,744.00 2,400.00	MAC Quote
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT		Carrio	ed to Summary £	34,012.73	

В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
_		-				
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary	4	NI-	750.00	2 000 00	Historia Rata Arnold Dahaan
	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
	works are complete					
	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			4 000 00	4 000 00	
	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%
	liking, end caps, adjustinent to guiter brackets and the like					
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	64	l==	40.04	2 406 46	Historia Data Tannasfield
	caps, adjustment to gutter brackets and the like	04	lm	49.94	3, 190. 10	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		Carri	ed to Summary £	12,079.10	
С	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		Historic rates
	Renew handle	4	Nr	16.00		Historic rates
	Renew hinges	8	Nr	31.00		Historic rates
	Renew restrictor	4	Nr	14.52		Historic rates
	Renew tilt and turn top hinge	4	Nr Itam	105.00		Historic rates Provisional Allowance
	Mastic renewal Glazing replacement	4 1	Item Item	200.00 200.00		Provisional Allowance
	Charling Topidoomont	7	Item	200.00	000.00	- Total Allowario
	CLADDING					
						Described Alleger
	Provisional allowance for repairs to isolated damaged slates	4	Item	250.00	1,000.00	Provisional Allowance
	WINDOW REPAIRS		<u> </u>	-		
				ed 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					
I	100.103		I	1 1		1

		1 1	1		I
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 cocrete	22	m2	1.82	40.04	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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					
Out out and repail concrete in patches to small areas, depth not exceeding					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)		nr	8.70		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.	_		40.00	50.45	
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		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.	_		44.00	74.00	Harmonicad Data I not DMI unlift (22 620/)
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26		Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		. , ,
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		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)		1	40.78		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.03 m2. (Provisional Quantity)		nr nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.16 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	115.06		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	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			25.22	2.22	Char rate
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 correction inhibitor annudes (Margal) (Province of Countity)					
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%)
		m2	I		Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm l	26.69	0.00	niamoniseu nate + net bivii upilit (32.03%)
ı		1 1	I		I

1	Anti Carbonation Protection	I				
	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 / methaccrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	22	m2	15.09		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		Carrie	ed to Summary £	9.447.19	
	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES	QTY	Carrie	ed to Summary £	9,447.19 TOTAL	COMMENTS
		QTY				COMMENTS
E		QTY				COMMENTS
E	WALKWAYS & BALCONIES	QTY	UNIT			
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
E	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS		UNIT	RATE ed to Summary £	TOTAL 0.00	
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES		UNIT	RATE ed to Summary £	TOTAL 0.00	
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS		UNIT	RATE ed to Summary £	TOTAL 0.00	
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)		UNIT Carrie UNIT	RATE ed to Summary £ RATE	0.00 TOTAL	COMMENTS
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings		UNIT Carrie UNIT	RATE ed to Summary £ RATE	0.00 TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls		UNIT Carrie UNIT m2 m2	RATE ed to Summary £ RATE 23.13 23.13	0.00 TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas FOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces		UNIT Carrie UNIT m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37	0.00 TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls		UNIT Carrie UNIT m2 m2	RATE ed to Summary £ RATE 23.13 23.13	0.00 TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations		Carrie UNIT m2 m2 m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37	0.00 TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
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	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	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		Carrie	ed to Summary £	3,320.12	
Н	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, multilocking 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		Carrie	ed 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	L	Ca	od to Summari	4 575 00	
J	RISK ITEMS	QTY	UNIT	ed to Summary £	1,575.66 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		Carri	ed to Summary £	15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	6-18 Heaton Road					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				34,012.73	
В	ROOF REPAIRS				12,079.10	
С	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	
н	FRA WORKS				4,000.00	
1	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
	6-18 Heaton Road					
			Carried to Sec	tion Summary £	85,586.25	

REF	ITEM	TASK ORDER PRICE			COMMENTS	
KEF	11 EW	QTY	UNIT	RATE	TOTAL	COMMENTS
	22-32 Heaton Road 22-32 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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. 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. Allow for removal from site of all debris arising from the works.	5 5 1	Item Item Item	33.16 66.32 99.47 198.95	331.58 99.47	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%
	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. Weekly Inspections	1.0	ltem Nr	26,384.00	26,384.00 2,400.00	MAC Quote
	Remove and refix satellite dish - Provisional					Framework - Year 14 BMI Uplift 32.63%
		3	nr	86.21	258.03	irramework - Tear 14 Divir Ophic 32.03%
	ACCESS TO WORKS AT HEIGHT		Carrie	ed to Summary £	29,838.41	

В	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	ltem	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					
С	WINDOW REPAIRS	QTY	UNIT	ed to Summary £	15,419.37 TOTAL	COMMENTS
		-				
	WINDOW DEPAIDO DE L'ANDION DE LA					
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	5	dwellings	280.00		Historic rates
	Clean, ease and adjust windows Renew trickle vent	5	Nr	19.00	95.00	Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle	5 5	Nr Nr	19.00 16.00	95.00 80.00	Historic rates Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	5	Nr Nr Nr	19.00 16.00 31.00	95.00 80.00 310.00	Historic rates Historic rates Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor	5 5	Nr Nr	19.00 16.00 31.00 14.52	95.00 80.00 310.00 72.60	Historic rates Historic rates Historic rates Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	5 5	Nr Nr Nr Nr	19.00 16.00 31.00	95.00 80.00 310.00 72.60 525.00	Historic rates Historic rates Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	5 5	Nr Nr Nr Nr Nr	19.00 16.00 31.00 14.52 105.00	95.00 80.00 310.00 72.60 525.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	5 5	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	95.00 80.00 310.00 72.60 525.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	5 5	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	95.00 80.00 310.00 72.60 525.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	5 5 10 5 5 5 5	Nr Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	5 5 10 5 5 5 5	Nr Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	95.00 80.00 310.00 72.60 525.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	5 5 10 5 5 5 5	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	5 5 10 5 5 5 5	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	5 5 10 5 5 5 5	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00 1,250.00 5,732.60	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	5 5 10 5 5 5 5	Nr Nr Nr Nr Item Item UNIT	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00 1,250.00 5,732.60	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance COMMENTS

		1 1	1		
Carry out full cover meter survey to all areas of cocrete	18	m2	1.82	32.76	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07		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.	_			- 4 00	H
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		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)		1	40.78		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.03 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
		nr	I		
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50		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	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,		m	35.00	0.00	Star rate
prime and seal using Mastic to form dummy expansion joint.					
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		Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection		1			

	1					
	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		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	l m	8.87	372.54	• • • •
	Ditto, to rendered tank rooms & chimneys		m2	17.74		Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation descriptive agatings using two sects					
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic 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		7.55	316.89	• • • •
	Ditto, to rendered tank rooms & chimneys	42	m m2	15.09		Harmonised Rate + net BMI uplift (32.63%)
	Ditto, to rendered tank rooms & chimneys		1112	15.09	0.00	Trannonised Nate + net bivii upint (32.0370)
	BRICKWORK CLEANING AND REPAIRS					
	Corpy out renaire to defective bricks using coloured	70		10.50	075.00	Historic rate Juniper House
	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	
	Halianthan ann an an diomhaidh ann an Ann an Ann an Ann an Ann an Ann an Ann an Ann an Ann an Ann an Ann an An	40	1	00.00	000.00	Historia vata Cartavaavaft
	Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm	80.00	960.00	Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS		!			
				ed to Summary £	9,152.45	
E	WALKWAYS & BALCONIES	QTY	Carri UNIT	ed to Summary £	9,152.45 TOTAL	COMMENTS
E	WALKWAYS & BALCONIES	QTY				
	WALKWAYS & BALCONIES WALKWAYS & BALCONIES	QTY	UNIT	RATE		
	WALKWAYS & BALCONIES		UNIT	RATE ed to Summary £	TOTAL 0.00	COMMENTS
		QTY	UNIT	RATE	TOTAL	COMMENTS
	WALKWAYS & BALCONIES DECORATIONS		UNIT	RATE ed to Summary £	TOTAL 0.00	COMMENTS
	WALKWAYS & BALCONIES		UNIT	RATE ed to Summary £	TOTAL 0.00	COMMENTS
	WALKWAYS & BALCONIES DECORATIONS		UNIT	RATE ed to Summary £	TOTAL 0.00	COMMENTS
	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas		UNIT	RATE ed to Summary £	TOTAL 0.00	COMMENTS
	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)		UNIT Carri UNIT	RATE ed to Summary £ RATE	0.00 TOTAL	COMMENTS
	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings		Carri UNIT	RATE ed to Summary £ RATE	0.00 TOTAL	COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls		Carrie UNIT m2 m2	RATE ed to Summary £ RATE 23.13 23.13	0.00 TOTAL	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces		UNIT Carrie UNIT m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37	0.00 TOTAL	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls		Carrie UNIT m2 m2	RATE ed to Summary £ RATE 23.13 23.13	0.00 TOTAL	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces		UNIT Carrie UNIT m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37	0.00 TOTAL	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces		UNIT Carrie UNIT m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37	0.00 TOTAL	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations		Carrie UNIT m2 m2 m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37	0.00 TOTAL	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia		Carrie UNIT m2 m2 m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62	0.00 TOTAL	COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit	QTY	M2 m2 m2 m2 m2 m2 m2 m1	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62 9.62	0.00 TOTAL 311.53 481.00	COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Fascia soffit Doors	QTY 16.2	m2 m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 24.37 9.62 9.62 19.23	0.00 TOTAL 311.53 481.00 192.40	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame	QTY 16.2 50	m2 m2 m2 m2 m2 m2 m2 m2 lm lm lm m2 lm	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 24.37 9.62 9.62 19.23 9.62	0.00 TOTAL 311.53 481.00 192.40	COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame Rwp /soil Meter cupboards	QTY 16.2 50 20	m2 m2 m2 m2 m2 m2 m2 lm lm lm lm	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 24.37 9.62 9.62 19.23 9.62 19.23 9.62 9.62	0.00 TOTAL 311.53 481.00 192.40	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame Rwp /soil	QTY 16.2 50 20	m2 m2 m2 m2 m2 m2 m2 lm lm lm nr	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 24.37 9.62 9.62 19.23 9.62 19.23 9.62 9.62	0.00 TOTAL 311.53 481.00 192.40	COMMENTS COMMEN
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame Rwp /soil Meter cupboards	QTY 16.2 50 20	m2 m2 m2 m2 m2 m2 m2 lm lm lm nr	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 19.23 9.62 19.23	0.00 TOTAL 311.53 481.00 192.40 96.15	COMMENTS COMMEN

	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					
Н	FRA WORKS	QTY	UNIT	ed to Summary £	4,244.44 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, multilocking 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		O a mai	- d to S	4.500.00	
ı	M&E	QTY	UNIT	ed to Summary £ RATE	4,500.00 TOTAL	COMMENTS
	COMMUNAL TESTING					
		4	14	000.00	000.00	Framework - Year 14 BMI Uplift 32.63%
	Landlord EICR's	1	Item	830.66	830.00	Framework - Year 14 Bivii Opiiit 32.03%
	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					
.I	RISK ITEMS	QTY	Carri UNIT	ed to Summary £	1,575.66 TOTAL	COMMENTS
	NOTE IT LINE	Q(11	Citi	INCIL	IOIAL	33Etti
	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 Sum		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	
В	ROOF REPAIRS				15,419.37	
С	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	
н	FRA WORKS				4,500.00	
ı	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
	22-32 Heaton Road		Carried to Sec	etion Summary £	86,544.00	

REF	ITEM	TASK ORDER PRICE			COMMENTS	
KEF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS
A B C D E F G H I J	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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. 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. Allow for removal from site of all debris arising from the works.	5 5 1	Item Item Item	33.16 66.32 99.47 198.95	331.58 99.47	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%
	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. Weekly Inspections Remove and refix satellite dish - Provisional	1.0 11.0 3	Item Nr nr	23,202.00 200.00 86.21	2,200.00	MAC Quote Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT			ed to Summary £		
	Remove and refix satellite dish - Provisional		nr	86.21	258.63	Framework - Year 14 BMI Uplift 32.63%

В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary	_	NI-	750.00	2.750.00	Historia Rata Arnold Dahaan
	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
	works are complete					
	MAIN ROOF COVERINGS - PITCHED					
	Charles to the same the					
	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	5	NI-	4 000 00	5 000 00	Provisional Allowance
	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	62	lm	49.94	3 079 63	Historic Rate Tappesfield
	caps, adjustment to gutter brackets and the like	02		10.01	0,070.00	Thistorie Nate Tappeonoid
	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					
	ROOF REPAIRS		Carrie	ed to Summary £	14,079.23	
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MANDON DEDAIDO Descriptional Of de					
	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		Historic rates
	Renew handle	5	Nr	16.00		Historic rates
	Renew hinges	10	Nr	31.00		Historic rates
	Renew restrictor	5	Nr Nr	14.52		Historic rates Historic rates
	Renew tilt and turn top hinge Mastic renewal	5 5	Item	105.00 200.00		Provisional Allowance
	Glazing replacement	5	Item	200.00		Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	5	Item	250.00	1,250.00	Provisional Allowance
	annaged dialog				.,200.00	
	WINDOW REPAIRS					
D	FAÇADE & STRUCTURAL REPAIRS	QTY	Carrie UNIT	ed to Summary £	5,732.60 TOTAL	COMMENTS
	TAYADE & STRUCTURAL REPAIRS	QII	ONT	IVAIL	IOIAL	O MINICIPIO
	CONCRETE REPAIRS					
	Surface Proporation					
1	Surface Preparation					
				ı		1
	Jet washing existing concrete	15	m2	3.75	56.25	Harmonised Rate + net BMI uplift (32.63%)
	Jet washing existing concrete Survey	15	m2	3.75	56.25	Harmonised Rate + net BMI uplift (32.63%)

1	I	1 1	ı		
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 cocrete	15	m2	1.82	27.30	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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 nr	8.70		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.03 m2. (Provisional Quantity)			10.94		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.16 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.23 m2. (Provisional Quantity)		nr	23.21		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Traimonised Nate + het bivil upliit (32.03%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not					
exceeding 25mm.	_		40.00		H
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		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.	_		44.00	74.00	
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.16 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	115.06		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 Hiz but not exceeding 1 Hiz. (Frovisional Quantity)		nr	113.00	0.00	Trannomsed Nate + Het Divil upilit (32.03%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate 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	ი იი	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69		Harmonised Rate + net BMI uplift (32.63%)
Touridood not oxocoding oddfilli Z/Elli.ili	I	1 ""	20.03	0.00	

I	1			'		
	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	33	m2	17.74		Harmonised Rate + net BMI uplift (32.63%)
	·					,
	Application of anticarbonation decorative coatings using two coats					
	smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	15	m2	15.09		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	
		4.0				
	Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm	80.00	960.00	Historic rate - Carterscroft
				1		
	FAÇADE & STRUCTURAL REPAIRS		Carri	ad to Summary £	8 160 05	
F		OTY		ed to Summary £	8,160.95	
E	FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES	QTY	Carrio UNIT	ed to Summary £	8,160.95 TOTAL	COMMENTS
E	WALKWAYS & BALCONIES	QTY				
E		QTY	UNIT	RATE	TOTAL	
E	WALKWAYS & BALCONIES WALKWAYS & BALCONIES		UNIT Carrie	RATE ed to Summary £	TOTAL 0.00	COMMENTS
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
E	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS		UNIT Carrie	RATE ed to Summary £	TOTAL 0.00	COMMENTS
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES		UNIT Carrie	RATE ed to Summary £	TOTAL 0.00	COMMENTS
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS		UNIT Carrie	RATE ed to Summary £	TOTAL 0.00	COMMENTS
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas		UNIT Carrie	RATE ed to Summary £	TOTAL 0.00	COMMENTS
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)		UNIT Carrie UNIT	RATE ed to Summary £ RATE	0.00 TOTAL	COMMENTS
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings		UNIT Carrie UNIT	RATE ed to Summary £ RATE 23.13	0.00 TOTAL	COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls		UNIT Carrie UNIT	RATE ed to Summary £ RATE 23.13 23.13	0.00 TOTAL	COMMENTS
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings		UNIT Carrie UNIT m2 m2	RATE ed to Summary £ RATE 23.13	0.00 TOTAL	COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces		UNIT Carrie UNIT m2 m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37	0.00 TOTAL	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations		Carrie UNIT m2 m2 m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37	0.00 TOTAL	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia		MNIT Carrie UNIT m2 m2 m2 m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62	0.00 TOTAL	COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit	QTY	MNIT Carrie UNIT m2 m2 m2 m2 m2 m2 m1	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62 9.62	0.00 TOTAL	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors	QTY 16.2	m2 m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62 9.62 9.62 19.23	0.00 TOTAL 311.53	COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame	QTY 16.2 50	m2 m2 m2 m2 m2 m2 m2 lm lm m2 lm	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62	0.00 TOTAL 311.53 481.00	COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame Rwp /soil	QTY 16.2	m2 m2 m2 m2 m2 m2 m2 lm lm lm lm	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 9.62 9.62	0.00 TOTAL 311.53 481.00 192.40	COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame	QTY 16.2 50 20	m2 m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62	0.00 TOTAL 311.53 481.00 192.40	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame Rwp /soil	QTY 16.2 50 20	m2 m2 m2 m2 m2 m2 lm lm lm m2 lm nr	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 19.23 19.23	0.00 TOTAL 311.53 481.00 192.40 96.15	COMMENTS COMMEN
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame Rwp /soil Meter cupboards DECORATIONS	16.2 50 20 5	m2 m2 m2 m2 m2 m2 lm lm lm nr	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 19.23 9.62 19.23 ed to Summary £	311.53 481.00 192.40 96.15	COMMENTS COMMEN
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame Rwp /soil Meter cupboards	QTY 16.2 50 20	m2 m2 m2 m2 m2 m2 lm lm lm m2 lm nr	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 19.23 19.23	0.00 TOTAL 311.53 481.00 192.40 96.15	COMMENTS COMMEN

	Additional asbestos removal	1	Item		10,000.00	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	M&E		Carri	ed to Summary £	1,575.66	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	Install 110v socket (fixed)	1	Nr 	35.00	35.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Install 230v supply for 110v transformer	1	Nr N-	85.00	85.00	
		4	NI-	95.00	05.00	
	Landlord EICR's TEMPORARY LIGHTING	1	Item	830.66	830.00	Framework - Year 14 BMI Uplift 32.63%
	Landland FIGRIS	4	14	020.00	000.00	Francouselle, Vene 44 DMI Haliff 20 C20/
		QIT	UNII	RATE	IUIAL	COMMENTS
1	M&E	QTY	Carri UNIT	ed to Summary £	4,500.00 TOTAL	COMMENTS
	FRA WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	5	Nr	500.00	2,500.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	FRA					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.					
	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					
	ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,		Nr	1,950.23		Gerda Rates
	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					
	Menufacture annulus and install and ED20a fire deep and Dana at Dana a					
Н	FRA WORKS	QIT	UNIT	RAIE	IUIAL	COMINIENTS
ш		QTY	Carri UNIT	ed to Summary £	3,522.22 TOTAL	COMMENTS
	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 RAINWATER GOODS	45	lm	38.58	1,736.19	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm					
	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	53	lm	34.02	1,786.03	Framework - Year 14 BMI Uplift 32.63%

	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		Carri	ed to Summary £	15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	33-44 Heaton Road					
	GENERALLY				0.00	
А	ACCESS TO WORKS AT HEIGHT				26,456.41	
В	ROOF REPAIRS				14,079.23	
С	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	
н	FRA WORKS				4,500.00	
ı	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
	33-44 Heaton Road		Carried to See	ction Summary £	80,108.14	

REF	ITEM		TASK ORE	DER PRICE		COMMENTS
KEF	I I EWI	QTY	UNIT	RATE	TOTAL	COMMEN 12
	1-12 Huguenot Square					
	1-12 Huguenot Square 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 B C D E F G H I J	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E 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.	12	ltem	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	ltem	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	ltem		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		Carrie	ed to Summary £	34,576.34	
					2.,01010	ı

В	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	12	Nr	750.00	9,000.00	Historic Rate Arnold Dobson
	works are complete					
	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,	440	1	20.40	0.047.57	Framework Voor 14 PMI Halift 22 629/
	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 LIDVC Jumbs Board Fassis inclusive all cutting fixing and					
	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,	50	lm	49.94	2,497.00	Historic Rate Tappesfield
	end caps, adjustment to gutter brackets and the like				•	
	ROOF REPAIRS					
С	WINDOW REPAIRS	QTY	UNIT	ed to Summary £	34,108.12 TOTAL	COMMENTS
		4	0.000			
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	12	dwellings	280.00	3,360.00	Historic rates
	Clean, ease and adjust windows Renew trickle vent	12 12	Nr	280.00 19.00	228.00	Historic rates Historic rates
	Renew trickle vent Renew handle	12 12	Nr Nr	19.00 16.00	228.00 192.00	Historic rates Historic rates
	Renew trickle vent Renew handle Renew hinges	12 12 24	Nr Nr Nr	19.00 16.00 31.00	228.00 192.00 744.00	Historic rates Historic rates Historic rates
	Renew trickle vent Renew handle Renew hinges Renew restrictor	12 12 24 12	Nr Nr	19.00 16.00 31.00 14.52	228.00 192.00 744.00 174.24	Historic rates Historic rates
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	12 12 24 12 12	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	12 12 24 12 12	Nr Nr Nr Nr Nr	19.00 16.00 31.00 14.52 105.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	12 12 24 12 12	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	12 12 24 12 12 12 12	Nr Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 2,400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	12 12 24 12 12	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 2,400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	12 12 24 12 12 12 12	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 2,400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	12 12 24 12 12 12 12	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	12 12 24 12 12 12 12	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 2,400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	12 12 24 12 12 12 12	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	12 12 24 12 12 12 12	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	12 12 24 12 12 12 12	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 3,000.00 13,758.24 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance COMMENTS
D	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	12 12 24 12 12 12 12	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 3,000.00 13,758.24 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	12 12 24 12 12 12 12	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 3,000.00 13,758.24 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance COMMENTS
D	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation Jet washing existing concrete	12 12 24 12 12 12 12	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 3,000.00 13,758.24 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance COMMENTS

Carry out full cover meter survey to all areas of concrete	11	m2	1.82	20.02	Harmonised Rate + net BMI uplift (32
Carry out cross hatch adhesion testing to previously coated concrete surfaces.	4		10.44	20.20	 Harmonised Rate + net BMI uplift (32
This is caried out every 3m2	4	nr	10.44	36.26	Tharmonised Rate + flet bivil upilit (32
Carry out chloride testing including laboratory analysis and report. Concrete areas	2	n-	20.56	44.40	 Harmonised Rate + net BMI uplift (32
generally	2	nr	20.56	41.12	Trainionised Nate + Het Divil upilit (32
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		Harmonised Rate + net BMI uplift (3)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70		Harmonised Rate + net BMI uplift (3)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94	54.70	Harmonised Rate + net BMI uplift (3:
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84	74.20	Harmonised Rate + net BMI uplift (3:
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21	116.05	Harmonised Rate + net BMI uplift (32
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (3:
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		Harmonised Rate + net BMI uplift (32
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32
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		Harmonised Rate + net BMI uplift (3:
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (3:
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		Harmonised Rate + net BMI uplift (32
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32
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
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (32
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (32
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50		Harmonised Rate + net BMI uplift (33
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06		Harmonised Rate + net BMI uplift (32
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate 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			25.00	0.00	Stor rate
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)			00.00	2.22	Hammaniand Data American DM 177 (2)
Surfaces exceeding 300mm girth 2/sqm		m2	26.69		Harmonised Rate + net BMI uplift (3)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (3.
Anti Carbonation Protection		1	1		

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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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	11 22	m2 m m2	8.32 4.16 8.32	91.52	Harmonised Rate + net BMI uplift (32.63%) 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 / methaccrylic coating to all exposed concrete surfaces					
Surfaces exceeding 300mm girth	11	m2	15.09	165.99	Harmonised Rate + net BMI uplift (32.63%)

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Surfaces not exceeding 300mm	22	l m	7.55	165.99	
	22	m 0			
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	40		25.00	400.00	
Areas >0.5 sqm	12	m2	35.00		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 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					
WALKINAYO O DALOONIEO	OTV		ed to Summary £	6,321.33	
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
	00		1.00		Gloup 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		Carri	ed to Summary £	12,943.98	
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		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
I Lame/bosts to En parastrade		m	9.62		Harmonised Rate
· · · · · · · · · · · · · · · · · · ·	56		0.021		
Rwp Small rail	56 12	m m		115.44	Harmonised Rate
Rwp Small rail	12	m	9.62		
Rwp Small rail Ceilings to ground floor flats	12 192		9.62 19.23	3,692.16	Harmonised Rate Harmonised Rate Harmonised Rate
Rwp Small rail Ceilings to ground floor flats Doors	12 192 16	m m2 m2	9.62 19.23 19.23	3,692.16 307.68	Harmonised Rate Harmonised Rate
Rwp Small rail Ceilings to ground floor flats	12 192	m m2	9.62 19.23	3,692.16 307.68 288.60	Harmonised Rate
Rwp Small rail Ceilings to ground floor flats Doors Frame Meter cupboards	12 192 16 30	m m2 m2 m	9.62 19.23 19.23 9.62	3,692.16 307.68 288.60	Harmonised Rate Harmonised Rate Harmonised Rate
Rwp Small rail Ceilings to ground floor flats Doors Frame Meter cupboards DECORATIONS	12 192 16 30 25	m m2 m2 m no	9.62 19.23 19.23 9.62 19.23 ed to Summary £	3,692.16 307.68 288.60 480.75	Harmonised Rate Harmonised Rate Harmonised Rate
Rwp Small rail Ceilings to ground floor flats Doors Frame Meter cupboards	12 192 16 30	m m2 m2 m no	9.62 19.23 19.23 9.62 19.23	3,692.16 307.68 288.60 480.75	Harmonised Rate Harmonised Rate Harmonised Rate
Rwp Small rail Ceilings to ground floor flats Doors Frame Meter cupboards DECORATIONS	12 192 16 30 25	m m2 m2 m no	9.62 19.23 19.23 9.62 19.23 ed to Summary £	3,692.16 307.68 288.60 480.75	Harmonised Rate Harmonised Rate Harmonised Rate

	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		0.5	44. 0	5 000 00	
Н	FRA WORKS	QTY	UNIT	ed to Summary £	5,622.96 TOTAL	COMMENTS
					-	
	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, multilocking 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	1	Nr	1,950.23	1,950.23	Gerda Rates
	with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide	1	Nr	1,147.59	1,147.59	Gerda Rates
		1	Nr	100.00		Provisional Allowance
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	'	INI	100.00	100.00	Frovisional 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					
	M&E	QTY	UNIT	ed to Summary £	22,397.82 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		Carrie	ed to Summary £	1,840.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS

London Borough of Southwark Bill Nr 25 - 1-12 Huguenot

		I	I	1		
	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		Carri	ed to Summary £	25,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	1-12 Huguenot Square					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				34,576.34	
В	ROOF REPAIRS				34,108.12	
С	WINDOW REPAIRS				13,758.24	
D	FAÇADE & STRUCTURAL REPAIRS				6,321.33	
Е	WALKWAYS & BALCONIES				12,943.98	
F	DECORATIONS				8,732.51	
G	RAINWATER GOODS				5,622.96	
Н	FRA WORKS				22,397.82	
ı	M&E				1,840.66	
J	RISK ITEMS				25,000.00	
	1-12 Huguenot Square		Carried to See	ction Summary £	165,301.97	

REF	ITEM		TASK ORE	DER PRICE		COMMENTS	
KEF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS	
A B C D E F G H I J	13-15 Huguenot 13-15 Huguenot Square 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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS						
	GENERALLY						
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS	
	ACCESS TO WORKS AT TILLION	٠	O.u.i	10112	101742		
	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	ltem	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	ltem	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%	
	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	ltem	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						

1	I		Carrie	ed to Summary £	31,055.78	
В	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	2	Nr	750.00	1,500.00	Historic Rate Arnold Dobson
	works are complete					
	MAIN ROOF COVERINGS - PITCHED					
	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					
	SOFFII & 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%
	liking, end caps, adjustinent to guiter brackets and the like					
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	27	lm	49.94	1 221 72	Historic Rate Tappesfield
	caps, adjustment to gutter brackets and the like	21	""	49.94	1,331.73	Tristoric Nate Tappesheid
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,					
	lend caps, adjustment to gutter brackets and the like	8	lm	49.94	419.50	Historic Rate Tappesfield
	ROOF REPAIRS		Carrie	ed to Summary £	5,686.43	
С	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		Historic rates
	Renew handle	2	Nr	16.00		Historic rates
	Renew hinges	4	Nr	31.00		Historic rates
	Renew restrictor Renew tilt and turn top hinge	2	Nr Nr	14.52 105.00		Historic rates Historic rates
	Mastic renewal	2	Item	200.00		Provisional Allowance
	Glazing replacement	2	Item	200.00		Provisional Allowance
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	2	Item	250.00	500.00	Provisional Allowance
	WINDOW REPAIRS		C	nd to Summari	2 202 04	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	ed to Summary £	2,293.04 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 cocrete	11	m2	1.82	20.02	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79		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		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		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06		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	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					
1	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and					
	prime the soffit ready to receive further coats	4.4			04.50	Harmania ad Data I, mat DMI (militi (20 020/)
	Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	11 22	m2	8.32 4.16	91.52 91.52	Harmonised Rate + net BMI uplift (32.63%)
	Ditto, to rendered tank rooms & chimneys	22	m m2	8.32		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	44	m2	17.74	40E 44	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	11 22	m III2	8.87	195.14	Transformsed Nate + Net Divit uplift (32.03 %)
	Ditto, to rendered tank rooms & chimneys	22	m2	17.74		Harmonised Rate + net BMI uplift (32.63%)
						. ,
	Application of anticarbonation decorative coatings using two coats					
	smoothelastomeric / methaccrylic coating to all exposed concrete surfaces	4.4		45.00	405.00	Harmonicad Data Loat DML unlift (20 C20/)
	Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	11 22	m2	15.09 7.55	165.99 165.99	Harmonised Rate + net BMI uplift (32.63%)
	Ditto, to rendered tank rooms & chimneys	22	m m2	15.09		Harmonised Rate + net BMI uplift (32.63%)
	Bitto, to fortuoi et aliik footiis a diiifiinoys		1112	10.00	0.00	Training a react of first Billing (object to 70)
	BRICKWORK CLEANING AND REPAIRS					
					4=0.00	
	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					
	FAÇADE & STRUCTURAL REPAIRS		Carrie	ed to Summary £	5,261.39	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	WALKWAYS & BALCONIES					
	MAERINATO & BALGORIES		Carrie	ed to Summary £	0.00	
	DECORATIONS	QTY			0.00	
F			UNIT	RATE	TOTAL	COMMENTS
F	DDEVIOUSLY DAINTED OUDEACES		UNIT			COMMENTS
F	PREVIOUSLY PAINTED SURFACES		UNIT			COMMENTS
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas		UNIT			COMMENTS
F	Prepare and redecorate previously decorated surfaces within communal areas		UNIT			COMMENTS
F	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)			RATE	TOTAL	
F	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings		m2	23.13	TOTAL	Harmonised Rate + net BMI uplift (28.28%)
F	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)			RATE	TOTAL	
F	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls		m2 m2	23.13 23.13	TOTAL	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces		m2 m2 m2	23.13 23.13 24.37	TOTAL	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations		m2 m2 m2 m2	23.13 23.13 24.37 24.37	TOTAL	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia		m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37	TOTAL	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations	5.4	m2 m2 m2 m2	23.13 23.13 24.37 24.37 9.62 9.62	TOTAL 0.00	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit	5.4 15	m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37	0.00 103.84 144.30	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors		m2 m2 m2 m2 lm Im	23.13 23.13 24.37 24.37 24.37 9.62 9.62 19.23	0.00 103.84 144.30	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors Frame	15	m2 m2 m2 m2 Im Im Im m2 Im	23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 19.23	0.00 103.84 144.30 57.69	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors Frame cupboard door	15	m2 m2 m2 m2 Im Im Im m2 Im	23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62	0.00 103.84 144.30	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate

	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 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 Im	34.02 38.58		Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS					
	EDA WORKS	OTV.		ed to Summary £	1,152.50	
Н	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, multilocking 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		Carrie	ed 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		Carr	ried 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		Carr	ried to Summary £	15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	13-15 Huguenot					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				31,055.78	
В	ROOF REPAIRS				5,686.43	
С	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	
н	FRA WORKS				22,000.00	
ı	M&E				1,310.66	
J	RISK ITEMS				15,000.00	
	13-15 Huguenot		Carried to Se	ection Summary £	84,065.63	

REF	ITEM		TASK ORE	DER PRICE		COMMENTS	
KEF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS	
ABCDEFGHIJ	16-18 Huguenot 16-18 Huguenot Square 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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS						
	GENERALLY						
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS	
		4	2.00				
	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	ltem	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	ltem	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	ltem	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%	
	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	ltem	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						

1			Carrie	ed to Summary £	32,255.78	
В	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	2	Nr	750.00	1,500.00	Historic Rate Arnold Dobson
	works are complete					
	MAIN POOF COVERINGS PITCHER					
	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
	DOFFIT & FACCIA					
	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,	19	lm	20.16	381.20	Framework - Year 14 BMI Uplift 32.63%
	fixing, end caps, adjustment to gutter brackets and the like					
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	07	l	40.04	4 242 04	Historia Data Tanna affald
	caps, adjustment to gutter brackets and the like	27	lm	49.94	1,343.84	Historic Rate Tappesfield
	take days and hetall LDVC kumba Days Days based inclusive all systims. Fixing					
	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
	one supe, adjustment to guiter products and the line					
	ROOF REPAIRS		O	44.0	5 700 04	
С	WINDOW REPAIRS	QTY	UNIT	ed to Summary £	5,702.94 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		Historic rates
	Renew handle	2	Nr	16.00		Historic rates
	Renew hinges	4	Nr	31.00		Historic rates
	Renew restrictor	2	Nr	14.52		Historic rates
	Renew tilt and turn top hinge Mastic renewal	2 2	Nr Item	105.00 200.00		Historic rates Provisional Allowance
	Glazing replacement	2	Item	200.00		Provisional Allowance
1	CLADDING					
1	Provisional allowance for repairs to isolated damaged slates	2	Item	250.00	500.00	Provisional Allowance
	Total anomalios for repairs to isolated duringged states			200.00		
	WINDOW REPAIRS			11. 0		
D	FAÇADE & STRUCTURAL REPAIRS	QTY	Carrie UNIT	ed to Summary £	2,293.04 TOTAL	COMMENTS
	I AND E GOING TOTAL RELATIO	Q(II	51111	IVAI E	IVIAL	O MINIETTO
1	CONCRETE REPAIRS					
1	Surface Preparation					
	ourrace r reparation					
	Jet washing existing concrete	11	m2	3.75	41.25	Harmonised Rate + net BMI uplift (32.63%)
1						

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 cocrete	11	m2	1.82	20.02	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21		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 nr	13.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
			00.70	0.00	riamonioca riaio - noi Biin apini (o2.00 %)
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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50		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	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		Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	22	m m2	4.16 8.32	91.52	Harmonised Rate + net BMI uplift (32.63%)
	Ditto, to rendered tank rooms & chimineys		1112	0.52	0.00	Harmonised Nate 1 Het Birth (52.0070)
	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 2	8.87 17.74	195.14	Harmonised Rate + net BMI uplift (32.63%)
	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	naimonised Rate + net bivii upiiit (32.03%)
	Application of anticarbonation decorative coatings using two coats					
	smoothelastomeric / methaccrylic 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	Tilotorio fato Gartoros en
	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					
E	WALKWAYS & BALCONIES	QTY	UNIT	ed to Summary £	5,261.39 TOTAL	COMMENTS
			5111			
	WALKWAYS & BALCONIES					
				ed to Summary £	0.00	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
1	TOR (Preparation and Painting)					
	TOR (Preparation and Painting) Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Ceilings Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Ceilings					
	Ceilings Walls Strip ceiling surfaces Strip wall surfaces		m2 m2	23.13 24.37		Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
	Ceilings Walls Strip ceiling surfaces		m2 m2	23.13 24.37		Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
	Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit		m2 m2 m2 Im Im	23.13 24.37 24.37 9.62 9.62		Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate
	Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors	5.4 15	m2 m2 m2 Im Im m2	23.13 24.37 24.37 9.62 9.62 19.23	103.84	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit	5.4 15 3	m2 m2 m2 Im Im	23.13 24.37 24.37 9.62 9.62	103.84 144.30	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate
	Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors Frame	15	m2 m2 m2 Im Im m2 Im Im	23.13 24.37 24.37 9.62 9.62 19.23 9.62 19.23	103.84 144.30 57.69	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
G	Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors Frame cupboard door	15	m2 m2 m2 Im Im m2 Im Im	23.13 24.37 24.37 9.62 9.62 19.23 9.62	103.84 144.30	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate

1	l I		1	1		l I
	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	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		Corri	ed to Summary £	1,190.44	
Н	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, multilocking 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		Carrie	ed to Summary £	22,000.00	
ı	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	

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Oi	

	L					
	M&E		Carr	ied 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		Carr	ied to Summary £	15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	16-18 Huguenot GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				32,255.78	
В	ROOF REPAIRS				5,702.94	
С	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	
Н	FRA WORKS				22,000.00	
I	M&E				1,310.66	
J	RISK ITEMS				15,000.00	
	16-18 Huguenot		Carried to Se	ction Summary £	85,320.09	

REF	ITEM		TASK ORE	DER PRICE		COMMENTS	
KEF	ITEM	QTY	UNIT	RATE	TOTAL	COMMENTS	
A B C D E F G H I J	19-26 Huguenot Square 19-26 Huguenot Square 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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS						
	GENERALLY						
Α	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	ltem	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	ltem	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	ltem		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		Carrie	ed to Summary £	26,320.04		

	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	8	Nr	750.00	6,000.00	Historic Rate Arnold Dobson
	works are complete					
	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	ltem	1,000.00	8 000 00	Provisional Allowance
	All of the above.	Ü	l lien	1,000.00	0,000.00	Trovioletta, 7 monation
	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	108	lm	49.94	5.393.52	Historic Rate Tappesfield
	caps, adjustment to gutter brackets and the like	.00			5,000.02	, material () appearance
	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		Carri	ed to Summary £	22,852.22	
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW DEDAUGO D					
	WINDOW REPAIRS - Provisional Qtv's					
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	8	dwellings	280.00		Historic rates
	Clean, ease and adjust windows Renew trickle vent	8	Nr	19.00	152.00	Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle	8 8	Nr Nr	19.00 16.00	152.00 128.00	Historic rates Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	8	Nr	19.00 16.00 31.00	152.00 128.00 496.00	Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle	8 8	Nr Nr Nr	19.00 16.00	152.00 128.00 496.00 116.16 840.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	8 8 16 8 8	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	152.00 128.00 496.00 116.16 840.00 1,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	8 8	Nr Nr Nr Nr Nr	19.00 16.00 31.00 14.52 105.00	152.00 128.00 496.00 116.16 840.00 1,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	8 8 16 8 8	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	152.00 128.00 496.00 116.16 840.00 1,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	8 8 16 8 8 8	Nr Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	152.00 128.00 496.00 116.16 840.00 1,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	8 8 16 8 8	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	152.00 128.00 496.00 116.16 840.00 1,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	8 8 16 8 8 8	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	152.00 128.00 496.00 116.16 840.00 1,600.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	8 8 16 8 8 8 8	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	152.00 128.00 496.00 116.16 840.00 1,600.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates	8 8 16 8 8 8	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	152.00 128.00 496.00 116.16 840.00 1,600.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	8 8 16 8 8 8 8	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	152.00 128.00 496.00 116.16 840.00 1,600.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	8 8 16 8 8 8 8	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	152.00 128.00 496.00 116.16 840.00 1,600.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS CONCRETE REPAIRS Surface Preparation	8 8 16 8 8 8 8	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	152.00 128.00 496.00 116.16 840.00 1,600.00 2,000.00 9,172.16	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance COMMENTS
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation Jet washing existing concrete	8 8 16 8 8 8 8	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	152.00 128.00 496.00 116.16 840.00 1,600.00 2,000.00 9,172.16	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS CONCRETE REPAIRS Surface Preparation	8 8 16 8 8 8 8	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	152.00 128.00 496.00 116.16 840.00 1,600.00 2,000.00 9,172.16	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance COMMENTS
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation Jet washing existing concrete	8 8 16 8 8 8 8	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	152.00 128.00 496.00 116.16 840.00 1,600.00 2,000.00 9,172.16	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance COMMENTS

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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 caried 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	0		00.50	44.40	Harmaniand Data Land DMI unlift (22 620/)
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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21		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 nr	13.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06		Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika	2	m	8.50	17.00	Historic rate - Juniper House
MonoTop 615 repair mortar	2	"	0.30	17.00	Thistoric rate - sumper Flouse
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 l	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		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%)
		1			

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Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
1 1:	44		0.33	04.50	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth	11	m2	8.32		Harmoniseu Rate + Het Bivit upitit (32.03%)
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 / methaccrylic coating to all exposed concrete surfaces					
1 1	4.4		45.00	105.00	Harmoniand Data Land DML unlift (22.620/)
Surfaces exceeding 300mm girth	11	m2	15.09	165.99	Harmonised Rate + net BMI uplift (32.63%)

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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	40		05.00	400.00	Historia vata. Contavasvati
Areas >0.5 sqm Areas 0-25-0.5 sqm	12 25	m2	35.00 25.00	420.00 625.00	Historic rate - Carterscroft
Areas 0-25-0.5 sqm/joints/perps	48	nr m	12.00	576.00	
Helical bar across cracking brickwork. Generally to every 3rd course.	8	lm	80.00		Historic rate - Carterscroft
		<u> </u>	00.00		
FAÇADE & STRUCTURAL REPAIRS		Carri	ed to Summary £	8,614.75	
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	8	m2	33.84	270.72	TP Group Quote
tiles					
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
	,		500.00	0.000.00	
Provisional allowance for asphalt repairs	4	Item	500.00	2,000.00	Provisional allowance
WALKWAYS & BALCONIES		Carri	ed to Summary £	8,629.32	
DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	QTY			TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES	QTY			TOTAL	COMMENTS
	QTY			TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas	QTY			TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings	QTY		23.13		Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	QTY	m2 m2	23.13 23.13		Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	QTY	m2 m2 m2 m2	23.13 23.13 24.37		Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	QTY	m2 m2	23.13 23.13		Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces	QTY	m2 m2 m2 m2	23.13 23.13 24.37		Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations		m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37		Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Cladding	QTY	m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37	230.76	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
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PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces Cladding Fascia soffit	12	m2 m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37 19.23 9.62 9.62	230.76	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Cladding Fascia soffit Frame/posts to Pb balustrade	12 320	m2 m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37 19.23 9.62 9.62 9.62	230.76 3,078.40	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
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PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Cladding Fascia soffit Frame/posts to Pb balustrade Rwp Small rail Ceilings to ground floor flats Doors Frame Meter cupboards	320 56 12 192 16 30	m2 m2 m2 m2 m2 m m m m m m m m	23.13 23.13 24.37 24.37 24.37 19.23 9.62 9.62 9.62 9.62 19.23 19.23 9.62 19.23	230.76 3,078.40 538.72 115.44 3,692.16 307.68 288.60 480.75	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
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PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Cladding Fascia soffit Frame/posts to Pb balustrade Rwp Small rail Ceilings to ground floor flats Doors Frame Meter cupboards DECORATIONS	320 56 12 192 16 30 25	m2 m2 m2 m2 m2 m m m m m m m m	23.13 23.13 24.37 24.37 24.37 19.23 9.62 9.62 9.62 9.62 19.23 19.23 19.23 19.23	230.76 3,078.40 538.72 115.44 3,692.16 307.68 288.60 480.75 8,732.51 TOTAL	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate

	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		Carri	ied to Summary £	3,861.75	
Н	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, multilocking 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
	FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,147.59		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		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		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		_	1		
	M&E	QTY	UNIT	ied to Summary £	15,150.00 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	
	1		I	1		1
	M&E			ied to Summary £	1,840.66	

	- 10 10 11 11 11 11 11 11 11 11 11 11 11					
	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		Carri	ed to Summary £	22,500.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	19-26 Huguenot Square					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				26,320.04	
В	ROOF REPAIRS				22,852.22	
С	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	
н	FRA WORKS				15,150.00	
ı	M&E				1,840.66	
J	RISK ITEMS				22,500.00	
	19-26 Huguenot Square		Carried to Section Summary £			

REF	ITEM		TASK ORE	DER PRICE		COMMENTS
KEF	I I EWI	QTY	UNIT	RATE	TOTAL	COMMENTS
ABCDEFGHIJ	12-22 Philip 12-22 Philip Walk is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over two floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. 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. Allow for removal from site of all debris arising from the works.	4 1 1	Item Item Item	33.16 66.32 99.47 198.95	265.26 99.47	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%
	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. Weekly Inspections	1.0	ltem Nr	20,162.00	20,162.00 2,400.00	MAC Quote
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT		Carrie	ed to Summary £	23,430.73	

В	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 repalcement 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		I			
		Carried to Summary £		12 416 44		
	WINDOW PEDAIDS	OTV			12,416.44	
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's	QTY				
С	WINDOW REPAIRS - Provisional Qty's	QTY	UNIT	RATE	TOTAL	COMMENTS
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows	QTY 4 4	UNIT dwellings	280.00	TOTAL 1,120.00	COMMENTS Historic rates
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent	QTY 4 4 4 4	dwellings Nr	280.00 19.00	1,120.00 76.00	Historic rates Historic rates
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle	QTY 4 4 4 8	UNIT dwellings	280.00 19.00 16.00	1,120.00 76.00 64.00	COMMENTS Historic rates
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent	QTY 4 4 4 8 4	dwellings Nr Nr	280.00 19.00	1,120.00 76.00 64.00 248.00	Historic rates Historic rates Historic rates Historic rates
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	QTY 4 4 4 8 4 4	dwellings Nr Nr Nr	280.00 19.00 16.00 31.00	1,120.00 76.00 64.00 248.00 58.08 420.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor	QTY 4 4 4 8 4 4 4 4	dwellings Nr Nr Nr Nr	280.00 19.00 16.00 31.00 14.52	1,120.00 76.00 64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	QTY 4 4 4 8 4 4 4 4 4	dwellings Nr Nr Nr Nr Nr	280.00 19.00 16.00 31.00 14.52 105.00	1,120.00 76.00 64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	QTY 4 4 4 8 4 4 4 4 4	dwellings Nr Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00	1,120.00 76.00 64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	QTY 4 4 4 8 4 4 4 4 4	dwellings Nr Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00	1,120.00 76.00 64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	QTY 4 4 4 8 4 4 4 4 4	dwellings Nr Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00	1,120.00 76.00 64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	QTY 4 4 4 8 4 4 4 4 4	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	1,120.00 76.00 64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	QTY 4 4 4 8 4 4 4 4 4	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	1,120.00 76.00 64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	4 4 4 8 4 4 4 4	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	1,120.00 76.00 64.00 248.00 58.08 420.00 800.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	4 4 4 8 4 4 4 4	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	1,120.00 76.00 64.00 248.00 58.08 420.00 800.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
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	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	4 4 4 8 4 4 4 4	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	1,120.00 76.00 64.00 248.00 58.08 420.00 800.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
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Carry out chloride tosting including laboratory analysis and report. Concrete areas 2 or 20.56 Concrete Repairs - Please note all quantities are provisional Concrete Repairs - Please Repairs - Please Repairs - Please Note to Repair - Please Repairs - Plea		2	nr	10.44	20.88	Harmonised Rate + net BMI uplift (32.63%
Jacob Progression Services of the Control Repairs - Please note all quantities are provisional Cut out and apair concrete in patches to small areas, depth not exceeding from. A 10 out and apair concrete in patches to small areas, depth not exceeding from the concerning 0.5 m2 (Provisional Quantity) The Control Dut not exceeding 0.5 m2						
Cut out and repair concrete in patches to small areas, depth not oxcoeding from. Ver (O 17m2. (Provisional Quantity) Aver (O 17m2. Quantity) Aver (O 17		2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%
100mm. 1	Concrete Repairs - Please note all quantities are provisional					
Not exceeding 0.01m2 (Provisional Quantity)	· · · · · · · · · · · · · · · · · · ·					
Dave O, 1 m2 but not accessing 0.05 m2. (Provisional Quantity) over 0.6 m2 but not accesseding 0.10 m2. (Provisional Quantity) over 0.6 m2 but not accesseding 0.25 m2. (Provisional Quantity) over 0.6 m2 but not accesseding 0.25 m2. (Provisional Quantity) over 0.50 m2 but not accesseding 0.25 m2. (Provisional Quantity) over 0.50 m2 but not accesseding 0.25 m2. (Provisional Quantity) over 0.50 m2 but not accesseding 0.25 m2. (Provisional Quantity) over 0.50 m2 but not accesseding 0.25 m2. (Provisional Quantity) over 0.50 m2 but not accesseding 0.25 m2. (Provisional Quantity) 5 mr 10.00 m3 m7 10.00 m3			nr	9 12	0.00	Harmonised Pate + net BMI unlift (32.63%
Over 0.0 m² but not exceeding 0.10 m². (Provisional Quantity) over 0.12 m² but not exceeding 0.50 m². (Provisional Quantity) over 0.12 m² but not exceeding 0.50 m². (Provisional Quantity) over 0.12 m² but not exceeding 0.50 m². (Provisional Quantity) over 0.52 m² but not exceeding 0.50 m². (Provisional Quantity) over 0.52 m² but not exceeding 0.50 m². (Provisional Quantity) over 0.50 m² but not exceeding 0.50 m². (Provisional Quantity)			1			
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Over 0 25 m2 but not exceeding 0.50 m2, (Provisional Quantity) Out out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Out out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Out out and repair concrete in patches to small areas, depth over 10mm but not exceeding 0.0 m2, (Provisional Quantity) 5 nr 10.03 50.15 Harmonised Rate + net BMI uplitt (32.63 mr) For 10.03 50.15 Harmonised Rate + net BMI uplitt (32.63 mr) For 10.03 50.15 Harmonised Rate + net BMI uplitt (32.63 mr) For 10.03 For 10.0			1			
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Diver 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) Hairline Cracks Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar To cracks formed at points of expansion, cut crack to a width of 20mm install point preaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint. Corrosion Inhibitor Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)			nr			
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MonoTop 615 repair mortar To cracks formed at points of expansion, cut crack to a width of 20mm install pond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint. Corrosion Inhibitor Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)	Hairline Cracks					
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cond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint. Corrosion Inhibitor Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm m 35.00 O.00 Star rate The prime and seal using Mastic to form dummy expansion joint. m 35.00 O.00 Harmonised Rate + net BMI uplift (32.63)	Fo grooks formed at points of expansion, out grook to a width of 20mm install					
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Surfaces not exceeding 300mm 2/Lin.m Im 26.69 0.00 Harmonised Rate + net BMI uplift (32.63	• •		m2			
	Surfaces not exceeding 300mm 2/Lin.m		lm lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63

				l I		
	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		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		Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	33	m m2	8.87 17.74	292.71	Harmonised Rate + net BMI uplift (32.63%)
	Ditto, to rendered tank rooms & chilinieys		1112	17.74	0.00	Trainionised rate - net bivii apint (02.5070)
	Application of anticarbonation decorative coatings using two coats					
	smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	6	m2	15.09		Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	33	m 0	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					
		0.5		10.50	040 =0	
	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		Carrel	ad ta Summanı. C	7,825.36	
F	WAI KWAYS & BAI CONIES	OTY		ed to Summary £		
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
E		QTY				
Е	WALKWAYS & BALCONIES WALKWAYS & BALCONIES	QTY	UNIT	RATE		COMMENTS
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F	WALKWAYS & BALCONIES DECORATIONS		UNIT	RATE ed to Summary £	TOTAL 0.00	COMMENTS
F	WALKWAYS & BALCONIES		UNIT	RATE ed to Summary £	TOTAL 0.00	COMMENTS
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES		UNIT	RATE ed to Summary £	TOTAL 0.00	COMMENTS
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas		UNIT	RATE ed to Summary £	TOTAL 0.00	COMMENTS
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)		Carri	RATE ed to Summary £ RATE	0.00 TOTAL	COMMENTS
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F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls		Carrie UNIT m2 m2	RATE ed to Summary £ RATE 23.13 23.13	0.00 TOTAL	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
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F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls		Carrie UNIT m2 m2	RATE ed to Summary £ RATE 23.13 23.13	0.00 TOTAL	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations		Carrie UNIT m2 m2 m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37	0.00 TOTAL	COMMENTS COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia		Carrie UNIT m2 m2 m2 m2 m2 m2 m2 m2	RATE ed to Summary £ RATE 23.13 23.13 24.37 24.37 9.62	0.00 TOTAL	COMMENTS COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate
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	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					
Н	FRA WORKS	QTY	UNIT	ed to Summary £ RATE	4,364.96 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, multilocking 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		Count	ed 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%
		'	item	030.00	000.00	Trainework Tear 14 Birn Spint 02.0070
	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					
	RISK ITEMS	QTY	Carri UNIT	ed to Summary £	1,575.66 TOTAL	COMMENTS
- 0	INON II LINO	V(II	ONI	NAIL		
	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		Carri	ed 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	
В	ROOF REPAIRS				12,416.44	
С	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	
н	FRA WORKS				4,000.00	
1	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
	12-22 Philip		Carried to Sec	tion Summary £	74,266.86	

REF	ITEM		TASK ORDER PRICE			COMMENTS
KEF	I I EWI	QTY	UNIT	RATE	TOTAL	COMMENTS
A B C D E F G H I J	24-30 Philip 24-30 Philip Walk is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over two floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS	QIY	UNII	KATE	IOIAL	
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. 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.	4 4	Item Item Item	33.16 66.32 99.47	265.26 99.47	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% 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%
	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	ltem	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		Carri	ed to Summary £	19,065.73	

В	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	4	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	works are complete					
	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
		•			1,000100	
	SOFFIT & FASCIA					
1					2=2 ==	No Asharda Barad Birling Islanda
	Take down defective soffit board	17	lm	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	lm	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	110	lm	49.94	5 403 40	Historic Rate Tappesfield
	caps, adjustment to gutter brackets and the like	110	"""	49.94	3,493.40	Tilstofic Trate Tappestield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	51	lm	49.94	2,546.94	Historic Rate Tappesfield
	lend caps, adjustinent to gutter brackets and the like					
	ROOF REPAIRS					
_				ed to Summary £	16,684.25	
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	THE STITLE PARCE PROTOTORIAL QUY					
	Clean, ease and adjust windows	4	dwellings	280.00	1,120.00	Historic rates
	Renew trickle vent	4	Nr	19.00		Historic rates
	Renew handle	4	Nr	16.00		Historic rates
	Renew hinges Renew restrictor	8	Nr Ne	31.00 14.52		Historic rates Historic rates
	Renew tilt and turn top hinge	4	Nr Nr	105.00		Historic rates
	Mastic renewal	4	Item	200.00		Provisional Allowance
	Glazing replacement	4	Item	200.00		Provisional Allowance
1						
1	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	4	Itam	250.00	1 000 00	Provisional Allowance
	Provisional allowance for repairs to isolated damaged states	4	Item	250.00	1,000.00	Piovisional Allowance
	WINDOW REPAIRS			1		
				ed to Summary £	4,586.08	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
1	CONCRETE BERAIDS					
1	CONCRETE REPAIRS					
1	Surface Preparation					
1	· · · · ·					
	Jet washing existing concrete	4	m2	3.75	15.00	Harmonised Rate + net BMI uplift (32.63%)
1	Survey					

	I	1 1	1	1
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 cocrete	4	m2	1.82	7.28 Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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				
Gut out and repail condete in patones to small areas, depth not exceeding				
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.	_		40.00	(- III
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 5	nr	23.72 39.79	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. Reinstate 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 correction inhibitor annudes (Margal) (Descriptional Overstit)				
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)			26.69	0.00 Harmonicad Pato + not PMI unlift (22.639/)
Surfaces exceeding 300mm girth 2/sqm Surfaces not exceeding 300mm 2/Lin.m		m2	26.69	0.00 Harmonised Rate + net BMI uplift (32.63%) 0.00 Harmonised Rate + net BMI uplift (32.63%)
Surfaces flut exceeding Subfilli Z/LIII.III		lm lm	20.09	0.00 Tarmoniseu Nate + Het Divil upilit (32.03%)
	I	I I	I	I

	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	22.20	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	7		4.16	29.12	. , ,
	Ditto, to rendered tank rooms & chimneys	,	m m2	8.32		Harmonised Rate + net BMI uplift (32.63%)
	Ditto, to rendered tank rooms & chilinileys		IIIZ	0.32	0.00	Trannonised Nate + Net Billi (52.0070)
	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		Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	/	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 / methaccrylic 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		Harmonised Rate + net BMI uplift (32.63%)
	S.K.S. (S. FORGOTO & ORIENTO)		""-	10.09	0.00	(02.0070)
	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		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		1	1		
			Carri	ed to Summary £	7,115.09	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
E	WALKWAYS & BALCONIES	QTY		RATE	TOTAL	COMMENTS
E	WALKWAYS & BALCONIES WALKWAYS & BALCONIES	QTY		RATE	TOTAL	COMMENTS
E	WALKWAYS & BALCONIES		UNIT	ed to Summary £	0.00	
E		QTY	UNIT			
F	WALKWAYS & BALCONIES		UNIT	ed to Summary £	0.00	
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES		UNIT	ed to Summary £	0.00	
F	WALKWAYS & BALCONIES DECORATIONS		UNIT	ed to Summary £	0.00	
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas		UNIT	ed to Summary £	0.00	
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)		Carri	ed to Summary £	0.00 TOTAL	COMMENTS
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings		Carri UNIT m2	ed to Summary £ RATE 23.13	0.00 TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls		UNIT Carri UNIT m2 m2 m2	ed to Summary £ RATE 23.13 23.13	0.00 TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces		Carri UNIT m2	ed to Summary £ RATE 23.13 23.13 24.37	0.00 TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls		UNIT Carri UNIT m2 m2 m2 m2 m2	ed to Summary £ RATE 23.13 23.13	0.00 TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations		UNIT Carri UNIT m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37	0.00 TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Fascia		UNIT Carri UNIT m2 m2 m2 m2 m2	23.13 23.13 23.13 24.37 24.37	0.00 TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces General Decorations Fascia soffit		m2 m2 m2 m2 m2 m2 m2 m2 m2	23.13 23.13 23.13 24.37 24.37	0.00 TOTAL	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors	QTY 7	m2 m2 m2 m2 m2 m2 m2 m2 m2	23.13 23.13 23.13 24.37 24.37 9.62 9.62 19.23	0.00 TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors Frame	QTY 7 40	m2 m2 m2 m2 m2 m2 m2 m2 lm m2 lm	23.13 23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62	0.00 TOTAL 138.46 384.80	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors	QTY 7	m2 m2 m2 m2 m2 m2 m2 m2 m2	23.13 23.13 23.13 24.37 24.37 9.62 9.62 19.23	0.00 TOTAL 138.46 384.80	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors Frame	QTY 7 40	m2 m2 m2 m2 m2 m2 m1	23.13 23.13 23.13 24.37 24.37 24.37 9.62 9.62 19.23 9.62 9.62	0.00 TOTAL 138.46 384.80 384.80	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors Frame Small rail	QTY 7 40	m2 m2 m2 m2 m2 m2 m1	23.13 23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62	0.00 TOTAL 138.46 384.80	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate

	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					
Н	FRA WORKS	QTY	UNIT	ed to Summary £	3,813.47 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, multilocking 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		Count	ad to Summon. S	4.000.00	
I	M&E	QTY	UNIT	ed to Summary £ RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
		'	item	030.00	000.00	Trainework Tear 14 Birn Spint 02.0070
	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					
	RISK ITEMS	QTY	Carri UNIT	ed to Summary £	1,575.66 TOTAL	COMMENTS
	INON II LINO	V(II	ONI	NAIL		
	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 Sun		15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	24-30 Philip					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				19,065.73	
В	ROOF REPAIRS				16,684.25	
С	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	
н	FRA WORKS				4,000.00	
ı	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
	24-30 Philip		l			
			Carried to Sec	tion Summary £	72,748.33	

REF	ITEM		TASK ORE	DER PRICE		COMMENTS	
KEF	11 = 141	QTY	UNIT	RATE	TOTAL	COMMENTS	
A B C D E F G H I J	32-40 Philip 32-40 Philip Walk is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over two floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS		J.III	NAIL	TOTAL		
	GENERALLY						
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS	
	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. 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. Allow for removal from site of all debris arising from the works.	4 1 1	Item Item Item	33.16 66.32 99.47 198.95	265.26 99.47	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%	
	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. Weekly Inspections	1.0	ltem Nr	17,161.00 200.00	17,161.00 2,000.00	MAC Quote	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%	
	ACCESS TO WORKS AT HEIGHT		Carri	ed to Summary £	20,029.73		

В	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	4	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	works are complete					
	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
	All of the above:-	4	iteiii	1,000.00	4,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	15	lm	14.66	216.07	No Asbestos Report, Risk Included
	Take down detective sour board	15	lm	14.00	210.97	nio Aspesios Report, Risk included
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting,	59	lm lm	20.16	1 103 46	Framework - Year 14 BMI Uplift 32.63%
	fixing, end caps, adjustment to gutter brackets and the like	39	""	20.10	1,193.40	Tranework - Teal 14 Bivil Opini 02.00%
	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
	lend caps, adjustment to gutter brackets and the like					
	ROOF REPAIRS		Carrie	ed to Summary £	14,243.42	
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW BERAIDS Burgistand Of It					
	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		Historic rates
	Renew handle	4	Nr Nr	16.00		Historic rates Historic rates
	Renew hinges Renew restrictor	8	Nr Nr	31.00 14.52		Historic rates
	Renew tilt and turn top hinge	4	Nr	105.00		Historic rates
	Mastic renewal	4	ltem 	200.00		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					
-	FACADE & STRUCTURAL REPAIRS	OTV		ed to Summary £	4,586.08	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	- Currace i reparation					
	Jet washing existing concrete	5	m2	3.75	18.75	Harmonised Rate + net BMI uplift (32.63%)
	Suman					
1	Survey		ı l	I		

		1	1		ı
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 cocrete	5	m2	1.82	9.10	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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)		l 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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.23 m2. (Provisional Quantity)		nr nr	23.21		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 0.30 m2. (Provisional Quantity)		nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 mz but not exceeding 1 mz. (Frovisional Quantity)		"	39.79	0.00	Trainfortised (vale) flet bivil upint (52.0570)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	l 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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
Cut out and name in accounts in matches to small areas, don't aver 25 years but not					
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	l pr	14.26	71 20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5 5	nr			Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.03 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5 E	nr	26.03 39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Frovisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr nr	63.99		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	82.56		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	1		8.50	9 50	Historic rate - Juniper House
MonoTop 615 repair mortar	ı	m	8.50	0.50	Thistoric rate - Juniper Flouse
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)			20.55		Harmania d Data and t DAN 1977 (20 0000)
Surfaces exceeding 300mm girth 2/sqm		m2	26.69		Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm l	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)

			1			
	Anti Carbonation Protection					
	Apply Sike FF2 W agus primer to the soffit to consolidate the existing costing and					
	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 m	4.16	120.64	1 ' ' '
	Ditto, to rendered tank rooms & chimneys		m2	8.32		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		Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	29	m 0	8.87	257.23	Harmonised Rate + net BMI uplift (32.63%)
	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + fiet bivii upiiit (32.03%)
	Application of anticarbonation decorative coatings using two coats					
	smoothelastomeric / methaccrylic 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%)
1						
1	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks using coloured mortars	70	nr	12.50	875.00	Historic rate - Juniper House
	Dake out and remaint defeative inti-					
	Rake out and repoint defective pointing	20	0	25.00	1.050.00	Historic rate - Carterscroft
	Areas >0.5 sqm Areas 0-25-0.5 sqm	30 45	m2 nr	35.00 25.00	1,125.00	
	Areas less than 0.25 sqm/joints/perps	90	'"	12.00	1,080.00	
	7 Todd 1000 than 0.20 Sqriijointo/porps	30	"'	12.00	1,000.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm	80.00	960.00	Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS			-		
			Carri	ed to Summary £	7,994.90	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
				1		
	WALKWAYS & BALCONIES					
	WALKWAYS & BALCONIES		Carri	ed to Summary £	0.00	
F	WALKWAYS & BALCONIES DECORATIONS	QTY	Carri UNIT	ed to Summary £	0.00 TOTAL	COMMENTS
F	DECORATIONS	QTY				
F		QTY				
F	DECORATIONS PREVIOUSLY PAINTED SURFACES	QTY				
F	DECORATIONS	QTY				
F	DECORATIONS PREVIOUSLY PAINTED SURFACES	QTY				
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings	QTY	UNIT m2	23.13	TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%)
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	QTY	m2 m2	23.13 23.13	TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	QTY	m2 m2 m2 m2	23.13 23.13 24.37	TOTAL	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	QTY	m2 m2	23.13 23.13	TOTAL	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces	QTY	m2 m2 m2 m2	23.13 23.13 24.37	TOTAL	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	QTY	m2 m2 m2 m2	23.13 23.13 24.37	TOTAL	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations	QTY	m2 m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37	TOTAL	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors	7	m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37 24.37 9.62 9.62 19.23	TOTAL 138.46	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors Frame	7 40	m2 m2 m2 m2 m2 lm m2 lm	23.13 23.13 24.37 24.37 24.37 9.62 9.62 19.23 9.62	138.46 384.80	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors	7	m2 m2 m2 m2 m2 m2	23.13 23.13 24.37 24.37 24.37 9.62 9.62 19.23	138.46 384.80	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors Frame	7 40	m2 m2 m2 m2 m2 lm m2 lm lm	23.13 23.13 24.37 24.37 24.37 9.62 9.62 19.23 9.62 9.62 9.62	138.46 384.80	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Flat entrance doors Frame Small rail	7 40	m2 m2 m2 m2 m2 lm m2 lm lm	23.13 23.13 24.37 24.37 24.37 9.62 9.62 19.23 9.62	138.46 384.80	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate

	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					
Н	FRA WORKS	QTY	UNIT	ed to Summary £	3,341.18 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		Comi	ad to Summany S	4.000.00	
ı	M&E	QTY	UNIT	ed to Summary £ RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
		4	14	000.00	000.00	Francisco V. V. and 4.4 DMI Limit 20 C20/
	Landlord EICR's	I	Item	830.66	830.06	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		Carri	ed 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		Carri	ed to Summary £	15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	32-40 Philip				2.00	
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				20,029.73	
В	ROOF REPAIRS				14,243.42	
С	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	
н	FRA WORKS				4,000.00	
1	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
	32-40 Philip		Carried to Sec	tion Summary £	71,679.02	

REF	ITEM	TASK ORDER PRICE				COMMENTS	
NEF	11 E/41	QTY	UNIT	RATE	TOTAL	COMMENTS	
A B C D E F G H I J	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. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS						
	GENERALLY						
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS	
	Access to Workle At Helent	٠	- Citii	10112			
	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%	
	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	ltem	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		O a mila		77 507 00	
В	ROOF REPAIRS	QTY	UNIT	ed to Summary £	77,597.03 TOTAL	COMMENTS
Б	ROOF REPAIRS	QII	UNII	RAIE	IOIAL	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	6	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	works are complete					
	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					LBS to confirm to renew or refix
	Replace ally valley					
	Carry out repalcement lead work to vents on roof					
	All of the above:-	13	nr	1,000.00	13,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	SOFFII & 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,	90	lm l	20.16	1,814.38	Framework - Year 14 BMI Uplift 32.63%
	fixing, end caps, adjustment to gutter brackets and the like				,	•
	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,	54	lm l	49.94	2.696.76	Historic Rate Tappesfield
	end caps, adjustment to gutter brackets and the like				,	
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	13	Item	250.00	3,250.00	Provisional Allowance
	ROOF REPAIRS					
	ROOF REPAIRS		Carrie	ed to Summary £	48,922.44	
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	WINDOW INEFAING - FIGVISIONAL QUYS					
	Clean, ease and adjust windows	13	dwellings	280.00		Historic rates
	Renew trickle vent	13	Nr	19.00		Historic rates
	Renew handle	13	Nr Na	16.00		Historic rates
	Renew hinges Renew restrictor	26	Nr Nr	31.00 14.52		Historic rates Historic rates
	Renew restrictor Renew tilt and turn top hinge	13 13	Nr Nr	105.00		Historic rates
	Mastic renewal	13	Item	200.00		Provisional Allowance
	Glazing replacement	13	Item	200.00		Provisional Allowance
	COMMUNAL WINDOW REPAIRS					
	Provisional allowance to overhaul communal windows	20	Nr	75.00	1,500.00	
					1,000.00	
	WINDOW REPAIRS					
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	OTV		ed to Summary £	13,154.76	COMMENTS
U	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	CONNINIEM 13

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)		Carrie	ed to Summary £	43,990.51	
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 cocrete	152	m2	1.82	276.64	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried 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					
out out and repair concrete in patches to small areas, depth not exceeding					
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		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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79		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	712 00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	100	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.03 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	100	nr	39.46	•	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.16 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10		63.99		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr nr	82.56		Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
rexceeding /:3000			ı I		
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	20.64	206 40	Harmonised Rate + net BMI uplift (32.63%)

	40	1	ا میره	044.00	Hammanian d Data to an t DMI consist (20,000/)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50		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	60	m l	8.50	510.00	Historic rate - Juniper House
MonoTop 615 repair mortar					
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,		m	35.00	0.00	Star rate
prime and seal using Mastic to form dummy expansion joint.					
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69		Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm 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		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 / methaccrylic coating to all exposed concrete surfaces					
Surfaces exceeding 300mm girth	152	m2	15.09		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					
WALKWAYS & BALCONIES	QTY	Carrie UNIT	ed to Summary £	28,212.99 TOTAL	COMMENTS
				377.2	
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		m2	30.6	3 855 60	TP Group Quote
required, this will be on a pro rata basis	126				
laumphy and five stair manings	64	Im	47.4	3,033.60	TP Group Quote
supply and fix stair nosings	. = =	1	'		
to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings	192 99	lm m2	19.1 123.44		TP Group Quote TP Group Quote

Remove of Apply a 3r tiles Carefully supply an Provisiona WALKWA PREVIOU Prepare a TOR (Pre Ceilings Walls Strip ceilin Strip wall General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows PREVIOU	re and redecorate previously decorated surfaces within communal areas (Preparation and Painting)	24 5 7 7 7 QTY 150 503 150 503	m2 nr Item Carr UNIT m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	7.84 33.84 779.95 500.00 ied to Summary £ RATE 23.13 23.13 24.37 24.37	3,469.50 11,634.39 3,655.50	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
Apply a 3i tiles Carefully supply an Provisiona WALKWA PREVIOU Prepare a TOR (Pre Ceilings Walls Strip ceilin Strip wall General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows PREVIOU	a 3mm scratch-coat with contar binder coat following removal of spartan ally prepare surface of existing asphalt covering including all upstands & and lay new elastomeric water proofing system for balconies ional allowance for asphalt repairs WAYS & BALCONIES PRATIONS HOUSLY PAINTED SURFACES The and redecorate previously decorated surfaces within communal areas (Preparation and Painting) The proof of the proof of	5 7 7 7 QTY 150 503 150 503	m2 nr Item Carr UNIT m2 m2 m2 m2 m2 m2 m2	33.84 779.95 500.00 ied to Summary £ RATE 23.13 23.13 24.37	3,469.50 11,634.39 3,655.50	TP Group Quote Provisional allowance COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
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PREVIOU Prepare a TOR (Pre Ceilings Walls Strip ceilin Strip wall General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows Prame Windows DECORA	r and lay new elastomeric water proofing system for balconies ional allowance for asphalt repairs EWAYS & BALCONIES RATIONS ROUSLY PAINTED SURFACES re and redecorate previously decorated surfaces within communal areas (Preparation and Painting) gs reiling surfaces	7 QTY 150 503 150 503	Carr UNIT m2 m2 m2 m2 m2	500.00 ied to Summary £ RATE 23.13 23.13 24.37	3,500.00 39,275.68 TOTAL 3,469.50 11,634.39 3,655.50	Provisional allowance COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
PREVIOU Prepare a TOR (Pre Ceilings Walls Strip ceilin Strip wall General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows Prame Windows	RATIONS IOUSLY PAINTED SURFACES re and redecorate previously decorated surfaces within communal areas (Preparation and Painting) gs reiling surfaces	150 503 150 503	M2 m2 m2 m2	23.13 23.13 24.37	39,275.68 TOTAL 3,469.50 11,634.39 3,655.50	COMMENTS Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
PREVIOU Prepare a TOR (Pre Ceilings Walls Strip ceilin Strip wall General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows DECORA	IOUSLY PAINTED SURFACES re and redecorate previously decorated surfaces within communal areas (Preparation and Painting) gs reiling surfaces	150 503 150 503	m2 m2 m2 m2	23.13 23.13 24.37	3,469.50 11,634.39 3,655.50	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
PREVIOU Prepare a TOR (Pre Ceilings Walls Strip ceilin Strip wall General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows DECORA	re and redecorate previously decorated surfaces within communal areas (Preparation and Painting) gs eiling surfaces	150 503 150 503	m2 m2 m2 m2	23.13 23.13 24.37	3,469.50 11,634.39 3,655.50	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
PREVIOU Prepare a TOR (Pre Ceilings Walls Strip ceilin Strip wall General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows DECORA	re and redecorate previously decorated surfaces within communal areas (Preparation and Painting) gs eiling surfaces	150 503 150 503	m2 m2 m2	23.13 23.13 24.37	3,469.50 11,634.39 3,655.50	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
Prepare a TOR (Pre Ceilings Walls Strip ceilin Strip wall General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows DECORA	re and redecorate previously decorated surfaces within communal areas (Preparation and Painting) gs eiling surfaces	503 150 503	m2 m2	23.13 24.37	11,634.39 3,655.50	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
TOR (Proceedings) Walls Strip ceiling Strip wall General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows DECORA	(Preparation and Painting) gs eiling surfaces	503 150 503	m2 m2	23.13 24.37	11,634.39 3,655.50	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
Ceilings Walls Strip ceilin Strip ceilin Strip wall General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows DECORA	eiling surfaces	503 150 503	m2 m2	23.13 24.37	11,634.39 3,655.50	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
Walls Strip ceilin Strip wall General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows DECORA	eiling surfaces	503 150 503	m2 m2	23.13 24.37	11,634.39 3,655.50	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
Strip ceilin Strip wall General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows		150 503	m2	24.37	3,655.50	Harmonised Rate + net BMI uplift (28.28%)
General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows DECORA		503	1			
General I Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows	vall surfaces		m2	24.37	12 258 11	
Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows					12,200.11	Harmonised Rate + net BMI uplift (28.28%)
Doors Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows	ral Decorations		1			
Cupboard Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows		16	m2	19.23	311.53	Harmonised Rate
Windows Frame/cill Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows		7	m2	19.23		Harmonised Rate
Skirtings Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows		4	m2	36.07	129.85	Harmonised Rate
Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows	e/cills	72	lm	9.62	692.64	Harmonised Rate
Fascia soffit Frame to Brackets Boarded s Frames Doors Frame Windows	gs	228	lm	9.62	2,193.36	Harmonised Rate
soffit Frame to Brackets Boarded s Frames Doors Frame Windows			lm	9.62		Harmonised Rate
Brackets Boarded s Frames Doors Frame Windows			lm	9.62		Harmonised Rate
Boarded s Frames Doors Frame Windows	to Pb balustrade	56	lm	9.62	538.72	Harmonised Rate
Frames Doors Frame Windows	ets	28	lm	9.62	269.36	Harmonised Rate
Doors Frame Windows	ed soffit		m2	19.23		Harmonised Rate
Frame Windows DECORA	es	12	lm	9.62	115.44	Harmonised Rate
Windows		7	m2	19.23	138.46	Harmonised Rate
DECORA		20	lm	9.62		Harmonised Rate
	ows	2	m2	36.07	86.57	Harmonised Rate
DAD.	PRATIONS		_			
	WATER COORS	OTY		ied to Summary £	35,824.28	
KAINWA	WATER GOODS	QTY	UNIT	RATE	TOTAL	
inclusive a	down existing guttering and replace with marley 150mm deep flow to falls, ve all fixtures, fittings, end caps, joints, swan necks, connections to RWPs	90	lm	34.02	3,061.76	Framework - Year 14 BMI Uplift 32.63%
Take dow diameter, branches completio	and the like	110	lm	38.58	4,244.03	Framework - Year 14 BMI Uplift 32.63%
RAINWA	down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm ter, inclusive all jointing, access points, brackets, fixings, connections, nes, making good where passing through building components, flushing on etion, sized to suit roof area					
I FRA WOI	down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm ter, inclusive all jointing, access points, brackets, fixings, connections, nes, making good where passing through building components, flushing on			ind to Commercial	7.005.50	
I KA WOI	down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm ter, inclusive all jointing, access points, brackets, fixings, connections, nes, making good where passing through building components, flushing on etion, sized to suit roof area WATER GOODS	QTY	Carr	ied to Summary £	7,305.79 TOTAL	COMMENTS

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, multilocking 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				47.007.00	
M&E	QTY	UNIT	ed to Summary £	17,365.29 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					
RISK ITEMS	QTY	Carrie UNIT	ed to Summary £	1,575.66 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			- d & 0	AT TAA	
	QTY	UNIT	ed to Summary £	27,500.00	COMMENTS

	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				77,597.03	
В	ROOF REPAIRS				48,922.44	
С	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	
н	FRA WORKS				17,365.29	
ı	M&E				1,575.66	
J	RISK ITEMS				27,500.00	
	17-41 Scylla	'	Carried to Sact	ion Summany C	240 724 42	
	17-41 Scylla		Carried to Sect	ion Summary £	340,724.43	

REF	ITEM		TASK ORE	ER PRICE		COMMENTS						
KEF	I I EIVI	QTY	UNIT	RATE	TOTAL	COMMENTS						
A B C D E F G H I J	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. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS											
	GENERALLY											
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS						
	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. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. 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.	13 13	Item Item	33.16 66.32 99.47	862.10	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63% 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%						
	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	ltem	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											

			Carri	ed to Summary £	68,223.03	
В	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	ltem	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	lm	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	lm	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	lm	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		Corri	ad to Summary	43,494.50	
С	WINDOW REPAIRS	QTY	UNIT	ed to Summary £	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		Historic rates
	Renew handle	13	Nr	16.00		Historic rates
	Renew hinges	26	Nr	31.00		Historic rates
	Renew restrictor	13	Nr Nr	14.52		Historic rates Historic rates
	Renew tilt and turn top hinge Mastic renewal	13 13	Item	105.00 200.00		Provisional Allowance
	Glazing replacement	13	Item	200.00		Provisional Allowance
	COMMUNAL WINDOW REPAIRS				,	
	CONNINIONAL WINDOW REPAIRS					
	Provisional allowance to overhaul communal windows	20	Nr	75.00	1,500.00	
	WINDOW REPAIRS		0	ad to Summer C	40 454 70	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	ed to Summary £	13,154.76 TOTAL	COMMENTS
	I AYADE & OTROOTORAL REPAIRS	QII	UNIT	MAIE	IUIAL	O MINIER 10
	CONCRETE REPAIRS					

Surface Preparation					
let washing existing concrete	152	m2	3.75	570.00	Harmonised Rate + net BMI uplift (32.6
Survey					
Carry out visual survey & hammer test to all areas of concrete	152	m2	1.96	297.92	Harmonised Rate + net BMI uplift (32.6
Carry out full cover meter survey to all areas of cocrete	152	m2	1.82	276.64	Harmonised Rate + net BMI uplift (32.6
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	51	nr	10.44	528.96	Harmonised Rate + net BMI uplift (32.6
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.6
Concrete Repairs - Please note all quantities are provisional					
out out and repail concrete in patches to small areas, depth not exceeding					
lot exceeding 0.01m2. (Provisional Quantity)	10	nr	8.12	81.20	Harmonised Rate + net BMI uplift (32.6
over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70		Harmonised Rate + net BMI uplift (32.6
over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94	109.40	Harmonised Rate + net BMI uplift (32.6
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84		Harmonised Rate + net BMI uplift (32.6
over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21		Harmonised Rate + net BMI uplift (32.0
ver 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.
ut out and repair concrete in patches to small areas, depth over 10mm but not xceeding 25mm.					
ot exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03		Harmonised Rate + net BMI uplift (32.
ver 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26		Harmonised Rate + net BMI uplift (32.
ver 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift (32.
ver 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07	190.70	Harmonised Rate + net BMI uplift (32.
over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		Harmonised Rate + net BMI uplift (32.
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.
Cut out and repair concrete in patches to small areas, depth over 25mm but not xceeding 50mm.					
lot exceeding 0.01m2. (Provisional Quantity)	50	nr	14.26		Harmonised Rate + net BMI uplift (32.
ver 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	100	nr	26.03	•	Harmonised Rate + net BMI uplift (32.
over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.
ver 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56		Harmonised Rate + net BMI uplift (32.
over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99		Harmonised Rate + net BMI uplift (32.
over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (32.
Cut out and repair concrete in patches to small areas, depth over 50mm but not xceeding 75mm.					
lot exceeding 0.01m2. (Provisional Quantity)	10	nr	20.64	206 40	Harmonised Rate + net BMI uplift (32.
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	40.78		Harmonised Rate + net BMI uplift (32.
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16		Harmonised Rate + net BMI uplift (32.
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10		Harmonised Rate + net BMI uplift (32.
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50		Harmonised Rate + net BMI uplift (32.
over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06	1,150.60	Harmonised Rate + net BMI uplift (32.
lairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	60	m	8.50	510.00	Historic rate - Juniper House
Fo 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,		m	35.00	0.00	Star rate

(L					
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					
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		Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats					
smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
Surfaces exceeding 300mm girth	152	m2	15.09	2 203 68	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm	46		7.55	2,293.00 347.07	
Ditto, to rendered tank rooms & chimneys	40	m m2	15.09		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
	00		12.00	1,000.00	, notone (and or only or or or or or or or or or or or or or
Rake out and repoint defective pointing					
Areas >0.5 sqm	40	m2	35.00	,	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	
Harriet and the second					Historic rate - Carterscroft
Helical par across cracking brickwork. Generally to every 3rd course.	18	lm	80.00	1,440.00	I listofic Tate - Cartersorott
, ,	18			·	
FAÇADE & STRUCTURAL REPAIRS		Carrio	ed to Summary £	28,212.99	
FAÇADE & STRUCTURAL REPAIRS	QTY			·	
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES		Carrio	ed to Summary £	28,212.99	
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site		Carrio	ed to Summary £	28,212.99 TOTAL	
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is	QTY 126	Carrio UNIT	ed to Summary £ RATE 30.6	28,212.99 TOTAL 3,855.60	COMMENTS TP Group Quote
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis	QTY	Carrie UNIT	ed to Summary £ RATE 30.6 30.6	28,212.99 TOTAL 3,855.60 3,855.60	COMMENTS TP Group Quote TP Group Quote
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings	QTY 126 126 64	Carrio UNIT	ad to Summary £ RATE 30.6 30.6 47.4	28,212.99 TOTAL 3,855.60 3,855.60 3,033.60	COMMENTS TP Group Quote TP Group Quote TP Group Quote
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers	QTY 126 126	Carrie UNIT m2 m2	ed to Summary £ RATE 30.6 30.6	28,212.99 TOTAL 3,855.60 3,855.60 3,033.60 3,667.20	COMMENTS TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings	QTY 126 126 64	M2 m2 lm	ad to Summary £ RATE 30.6 30.6 47.4	28,212.99 TOTAL 3,855.60 3,855.60 3,033.60 3,667.20	COMMENTS TP Group Quote TP Group Quote TP Group Quote
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings	126 126 64 192	M2 m2 lm lm	30.6 30.6 47.4 19.1	28,212.99 TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56	COMMENTS TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings supply and lay new decorative resin floor coating to treads & risers	126 126 64 192 99	m2 m2 lm lm m2	30.6 30.6 47.4 19.1 123.44	28,212.99 TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings supply and lay new decorative resin floor coating to treads & risers PRIVATE BALCONIES	126 126 64 192 99	m2 m2 lm lm m2	30.6 30.6 47.4 19.1 123.44	28,212.99 TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56 3,332.88	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings supply and lay new decorative resin floor coating to treads & risers PRIVATE BALCONIES Remove existing spartan tiles and dispose of in skip	126 126 64 192 99 27	m2 m2 Im Im m2 m2 m2	30.6 30.6 47.4 19.1 123.44 123.44	28,212.99 TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56 3,332.88	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings supply and lay new decorative resin floor coating to treads & risers PRIVATE BALCONIES Remove existing spartan tiles and dispose of in skip	126 126 64 192 99 27	m2 m2 Im Im m2 m2	30.6 30.6 47.4 19.1 123.44 123.44	28,212.99 TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56 3,332.88	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings supply and lay new decorative resin floor coating to treads & risers PRIVATE BALCONIES Remove existing spartan tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands &	126 126 64 192 99 27	m2 m2 Im Im m2 m2 m2	30.6 30.6 47.4 19.1 123.44 123.44	28,212.99 TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56 3,332.88 188.16	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings supply and lay new decorative resin floor coating to treads & risers PRIVATE BALCONIES Remove existing spartan tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	126 126 64 192 99 27	m2 m2 Im Im m2 m2 m2 m2	30.6 30.6 47.4 19.1 123.44 123.44 7.84	28,212.99 TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56 3,332.88 188.16	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote

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 + n	net BMI uplift (28.28%) net BMI uplift (28.28%)
PREVIOUSLY PAINTED SURFACES	net BMI uplift (28.28%) net BMI uplift (28.28%)
Prepare and redecorate previously decorated surfaces within communal areas	net BMI uplift (28.28%) net BMI uplift (28.28%)
TOR (Preparation and Painting) Ceilings	net BMI uplift (28.28%) net BMI uplift (28.28%)
Ceilings 150 m2 23.13 3,469.50 Harmonised Rate + n	net BMI uplift (28.28%) net BMI uplift (28.28%)
Ceilings 150 m2 23.13 3,469.50 Harmonised Rate + n	net BMI uplift (28.28%) net BMI uplift (28.28%)
Strip ceiling surfaces 150 m2 24.37 3,655.50 Harmonised Rate + n	net BMI uplift (28.28%)
Strip wall surfaces	
Capboards	net BMI uplift (28.28%)
Doors	
Doors	
Cupboards 7 m2 19.23 138.46 Harmonised Rate Windows 4 m2 36.07 129.85 Harmonised Rate Frame/cills 72 Im 9.62 692.64 Harmonised Rate Skirtings 228 Im 9.62 2,193.36 Harmonised Rate Fascia Im 9.62 2,193.36 Harmonised Rate Frame to Pb balustrade Im 9.62 538.72 Harmonised Rate Brackets 28 Im 9.62 538.72 Harmonised Rate Boarded soffit m2 19.23 Harmonised Rate Frames 12 Im 9.62 115.44 Harmonised Rate Doors 7 m2 19.23 138.46 Harmonised Rate Frame 20 Im 9.62 192.40 Harmonised Rate	
Windows 4 m2 36.07 129.85 Harmonised Rate Frame/cills 72 Im 9.62 692.64 Harmonised Rate Skirtings 228 Im 9.62 2,193.36 Harmonised Rate Fascia Im 9.62 4 Harmonised Rate Frame to Pb balustrade 56 Im 9.62 538.72 Harmonised Rate Brackets 28 Im 9.62 269.36 Harmonised Rate Boarded soffit m2 19.23 Harmonised Rate Frames 12 Im 9.62 115.44 Harmonised Rate Doors 7 m2 19.23 138.46 Harmonised Rate Frame 20 Im 9.62 192.40 Harmonised Rate	
Frame/cills 72	
Skirtings 228 Im 9.62 2,193.36 Harmonised Rate Fascia Im 9.62 Harmonised Rate soffit Im 9.62 538.72 Harmonised Rate Frame to Pb balustrade 56 Im 9.62 538.72 Harmonised Rate Brackets 28 Im 9.62 269.36 Harmonised Rate Boarded soffit m2 19.23 Harmonised Rate Frames 12 Im 9.62 115.44 Harmonised Rate Doors 7 m2 19.23 138.46 Harmonised Rate Frame 20 Im 9.62 192.40 Harmonised Rate	
Fascia Im 9.62 Harmonised Rate Im 9.62 Harmonised Rate Harmonised Ra	
soffit Im 9.62 Harmonised Rate Frame to Pb balustrade 56 Im 9.62 538.72 Harmonised Rate Brackets 28 Im 9.62 269.36 Harmonised Rate Boarded soffit m2 19.23 Harmonised Rate Frames 12 Im 9.62 115.44 Harmonised Rate Doors 7 m2 19.23 138.46 Harmonised Rate Frame 20 Im 9.62 192.40 Harmonised Rate	
Frame to Pb balustrade 56 Im 9.62 538.72 Harmonised Rate Brackets 28 Im 9.62 269.36 Harmonised Rate Boarded soffit m2 19.23 Harmonised Rate Frames 12 Im 9.62 115.44 Harmonised Rate Doors 7 m2 19.23 138.46 Harmonised Rate Frame 20 Im 9.62 192.40 Harmonised Rate	
Brackets 28 Im 9.62 269.36 Harmonised Rate Boarded soffit m2 19.23 Harmonised Rate Frames 12 Im 9.62 115.44 Harmonised Rate Doors 7 m2 19.23 138.46 Harmonised Rate Frame 20 Im 9.62 192.40 Harmonised Rate	
Boarded soffit m2 19.23 Harmonised Rate Frames 12 Im 9.62 115.44 Harmonised Rate Doors 7 m2 19.23 138.46 Harmonised Rate Frame 20 Im 9.62 192.40 Harmonised Rate	
Frames 12 Im 9.62 115.44 Harmonised Rate Doors 7 m2 19.23 138.46 Harmonised Rate Frame 20 Im 9.62 192.40 Harmonised Rate	
Frame 20 Im 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 94 Im 34.02 3,197.84 Framework - Year 14	DMI I Inlift 22 620/
inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs 94 Im 34.02 3,197.84 Framework - Year 14 bends, and the like	s bivii Opiiit 32.03%
berius, and the like	
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	BMI Uplift 32.63%
completion, sized to suit roof area	
DANNUATED COOPS	
RAINWATER GOODS Carried to Summary £ 6,708.81	
H FRA WORKS QTY UNIT RATE TOTAL	COMMENTS
FED's	
Manufacture, cumply and install new ED20s fire deer set. Deer sets must be	
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, Nr 1,950.23 Gerda Rates	
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.	
Provisional Allowance for Gerda variations; firestopping, sidepackers etc., Nr 100.00	
FRA	

1	1	ı		1		1
	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	6	Nr	500.00	2 000 00	Provisional Allowance
	penetrations	O	INI	300.00	3,000.00	Provisional Allowance
	FRA WORKS		Carri	ed 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					
		4	NI-	05.00	05.00	
	Install 230v supply for 110v transformer		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		•	14. 2	4 575 00	
J	RISK ITEMS	QTY	UNIT	ed to Summary £	1,575.66 TOTAL	COMMENTS
	Asbestos removal	1	Item		10,000.00	
		'	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					
		OTV.		ed to Summary £	25,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	43-67 Scylla					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				68,223.03	
В	ROOF REPAIRS				43,494.50	
С	WINDOW REPAIRS				13,154.76	
D	FAÇADE & STRUCTURAL REPAIRS				28,212.99	
E	WALKWAYS & BALCONIES				39,275.68	
F	DECORATIONS				35,824.28	
I	ı	ı	l	ı		ı

G	RAINWATER GOODS			6,708.81	
н	FRA WORKS			15,477.97	
1	M&E			1,575.66	
J	RISK ITEMS			25,000.00	
	43-67 Scylla	 Operation I to Operation		070 047 07	
		Carried to Section	on Summary £	276,947.67	

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Wanter Committee	700 10 10	10 20 10 Personal Year 12 88 249 (2.07)	1 2 2	100.00 1,000.00 6	7 100	100 0 b	1014 13018	1 2 100	16000 16 16	1000 1000	0 10 10 10	174 17624 10	9 900 2000	1 2 100	00 B	N 165 15	50 0 5	1900 52000	2 2 100	17030 11	100 1210	7 2 3	9 168 1	b 101 M3	9 2 100	1800 2 1	100 200	8 1 5 9	01 HA N	N 100 10		10.0 1000 1	7 100 50	1 5 TO 100		N 1000 50	0 0	10.00 12000 6	7 55	2000 5 N	1014 2013 1010 6018	1 to 1000	50 E	N 1000 8000	1 2 10	4 AE-10 2 0 Min 4	N 1000 6000	5 7 100	00 160000 16 N	N 10.00 100.00
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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		Nr	450.00	0.00	0	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		Ne	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
Provisional Allowance for compartmentation works		'''								INI							0	1			J	INI		'
	Carı	ried to S	Summary £	£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

ВLОСК	Nr	OWNERSHIP DESC	PROPERTY TYPE	BEDROOMS
1-10 Vivian Square	1	LBS (RESIDENTIAL)	FLAT	2
1-10 Vivian Square	2	LBS (RESIDENTIAL)	FLAT	2
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
1-10 Vivian Square	7	LBS (RESIDENTIAL)	FLAT	2
1-10 Vivian Square	8	LBS (RESIDENTIAL)	FLAT	2
•	9	· · · · · · · · · · · · · · · · · · ·		
1-10 Vivian Square	I	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
	22	,		2
14-29 Vivian Square	I	LBS (RESIDENTIAL)	FLAT	
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 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
1-15 Manaton	7	LBS (RESIDENTIAL)	FLAT	2
1-15 Manaton	9	LBS (RESIDENTIAL)	FLAT	2
1-15 Manaton	11	LBS (RESIDENTIAL)	FLAT	1
1-15 Manaton	13	LBS (RESIDENTIAL)	FLAT	4
	I	,		3
1-15 Manaton	15	LBS (RESIDENTIAL)	FLAT	
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 1
2-116 Manaton	20	LBS (RESIDENTIAL)	FLAT	1 1
2-116 Manaton	22	LBS (RESIDENTIAL)	FLAT	1
2-116 Manaton	24	LBS (RESIDENTIAL)	FLAT	'1
2-116 Manaton	26 26	· · · · · · · · · · · · · · · · · · ·		' <u> </u>
	I	SOLD RTB LEASEHOLD	FLAT	
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

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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		1 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		1 1	
2-116 Manaton	60	LBS (RESIDENTIAL)	FLAT	1		1 1	
2-116 Manaton	62	LBS (RESIDENTIAL)	FLAT	1		1 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 1			
2-116 Manaton	72	LBS (RESIDENTIAL)	FLAT	1 1			
2-116 Manaton	74	LBS (RESIDENTIAL)	FLAT	2		1 1	
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		1 1	
2-116 Manaton	90	LBS (RESIDENTIAL)	FLAT	4			
2-116 Manaton	90	, ,	FLAT	4		1 1	
	92 94	LBS (RESIDENTIAL)	FLAT	4		1 1	
2-116 Manaton	9 4 96	LBS (RESIDENTIAL)	I	2		1 1	
2-116 Manaton	98	LBS (RESIDENTIAL)	FLAT	2			
2-116 Manaton	1	LBS (RESIDENTIAL)	FLAT			1 1	
2-116 Manaton	100	LBS (RESIDENTIAL)	FLAT			1 1	
2-116 Manaton	102	LBS (RESIDENTIAL)	FLAT				
2-116 Manaton	104	LBS (RESIDENTIAL)	FLAT	1 1			
2-116 Manaton	106	LBS (RESIDENTIAL)	FLAT			1 1	
2-116 Manaton	108	LBS (RESIDENTIAL)	FLAT	1 1		1 1	
2-116 Manaton	110	LBS (RESIDENTIAL)	FLAT	1 1			
2-116 Manaton	112	LBS (RESIDENTIAL)	FLAT	1		1 1	
2-116 Manaton	114	SOLD RTB LEASEHOLD	FLAT	1 1	1.0	1 1	
2-116 Manaton	116	LBS (RESIDENTIAL)	FLAT	1 1	48	1 1	
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			
·	-	•	-	-	-		

67-88 Mandan Cose 69 SOLD RTB LEASEHOLD FLAT 7 7 7 7 7 7 7 7 7										
87-89 Manadon Close 71	67-89 Manaton Close	69	SOLD RTB LEASEHOLD	FLAT	I					
Fig. 20 Fig.	67-89 Manaton Close	70	LBS (RESIDENTIAL)	FLAT	1					
67-88 Manaton Close 67-89 Manuton Close 67-89	67-89 Manaton Close	71	SOLD RTB LEASEHOLD	FLAT	2					
67-98 Mandon Close 74	67-89 Manaton Close	72	LBS (RESIDENTIAL)	FLAT	1					
67-89 Mandon Close 67-89 Mandon	67-89 Manaton Close	73	LBS (RESIDENTIAL)	FLAT	2					
67-89 Mandon Close 67-89 Mandon	67-89 Manaton Close	1	, , , , , , , , , , , , , , , , , , , ,							
67-98 Manaton Close 76		1	` '							
67-99 Manaton Close		I	1							
67-89 Manaton Close 67-89		1	` '							
GF-99 Maraten Close		1	1							
67-99 Manaton Close 80 67-99 Manaton Close 81 67-99 Manaton Close 82 67-99 Manaton Close 82 67-99 Manaton Close 82 67-99 Manaton Close 82 67-99 Manaton Close 83 67-99 Manaton Close 84 67-99 Manaton Close 85 67-99 Manaton Close 85 67-99 Manaton Close 85 67-99 Manaton Close 85 67-99 Manaton Close 85 67-99 Manaton Close 85 67-99 Manaton Close 85 67-99 Manaton Close 86 67-99 Manaton Close 87			·							
67-99 Maraton Close		I								
67-98 Manaton Close 82 67-99 Manaton Close 84 67-99 Manaton Close 84 67-99 Manaton Close 85 67-99 Manaton Close 86 67-99 Manaton Close 86 67-99 Manaton Close 87 67-99 Manaton Close 87 67-99 Manaton Close 87 67-99 Manaton Close 88 67-99 Manaton Close 87 67-99 Manaton Close 88 67-99 Manaton Close 88 67-99 Manaton Close 89 67-99 Manaton Close 80 67-99 Manaton Close 87		1	, , , , , , , , , , , , , , , , , , , ,							
67-89 Manaton Close 83 67-89 Manaton Close 85 67-89 Manaton Close 85 67-89 Manaton Close 85 67-89 Manaton Close 86 67-89 Manaton Close 87 67-89 Manaton Close 87 67-89 Manaton Close 88 6 SOLR RIS LEASEHOLD FLAT 2 67-89 Manaton Close 89 67-80 Manaton Close 89 67-80 Manaton Close 89 67-80 Manaton Close 89 67-80 Manaton Close 89 67-80 Manaton Close 89 67-80 Manaton Close 89 67-80 Manaton Clo		1	1							
67-99 Manaton Close 84 LBS (RESIDENTIAL) FLAT 2 CF-99 Manaton Close 85 LBS (RESIDENTIAL) FLAT 2 CF-99 Manaton Close 86 SOLD RTB LEASEHOLD FLAT 2 CF-99 Manaton Close 87 SOLD RTB LEASEHOLD FLAT 2 CF-99 Manaton Close 88 SOLD RTB LEASEHOLD FLAT 2 CF-99 Manaton Close 89 SOLD RTB LEASEHOLD FLAT 2 CF-99 Manaton Close 89 SOLD RTB LEASEHOLD FLAT 2 CF-99 Manaton Close 89 SOLD RTB LEASEHOLD FLAT 2 CF-99 Manaton Close 89 SOLD RTB LEASEHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton Close 89 SOLD RTB REREHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton 120 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton 122 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton 122 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton 122 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton 122 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton 122 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton 122 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton 122 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton 122 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton 122 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton 122 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 CF-99 Manaton 122 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 1 THAT 1		1	1							
67-89 Manaton Close 65 CS CRESIDENTIAL FLAT 2 CF-89 Manaton Close 67-89 Manaton Close 67-89 Manaton Close 68 SOLD RTB LEASEHOLD FLAT 2 CF-89 Manaton Close 67-89 Manaton Close 88 SOLD RTB LEASEHOLD FLAT 2 CF-89 Manaton Close 67-89 Manaton 120 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 CF-MINISTRY CLOSE CF-M		1	, , , , , , , , , , , , , , , , , , , ,							
67-98 Manaton Close 67 SOLD RTB LEASEHOLD FLAT 2		1	, , , , , , , , , , , , , , , , , , , ,							
67-98 Manaton Close 87 SOLD RTB LEASEHOLD FLAT 2		1	, , , , , , , , , , , , , , , , , , , ,							
67-89 Manaton Close 89		I	1		1					
B7-28 Manaton Close 89 SOLD RTB LEASEHOLD FLAT 2		_	1	FLAT	2					
118-122 Manaton 118 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 1 20 20 20 20 20 20	67-89 Manaton Close	88	SOLD RTB LEASEHOLD	FLAT	2					
18-122 Manaton 120 SOLD RTB FREEHOLD WITH SERVICE CHARGES FLAT 2 0	67-89 Manaton Close	89	SOLD RTB LEASEHOLD	FLAT	2					
1-203 Wivenhoe	118-122 Manaton	118	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	4	7				
1-203 Wivenhoe	118-122 Manaton	120	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	2					
1-203 Wivenhoe	118-122 Manaton	122	SOLD RTB FREEHOLD WITH SERVICE CHARGES		2	lo				
1-203 Wivenhoe 3						1				
1-203 Wivenhoe		I	, , , , , , , , , , , , , , , , , , , ,		1					
1-203 Wivenhoe			, , , , , , , , , , , , , , , , , , , ,		1					
1-203 Wivenhoe			, , , , , , , , , , , , , , , , , , , ,							
1-203 Wivenhoe			, , , , , , , , , , , , , , , , , , , ,		;					
1-203 Wivenhoe			` '							
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1-203 Wivenhoe			, , , , , , , , , , , , , , , , , , , ,						6.0)
1-203 Wivenhoe		1	· , , , , , , , , , , , , , , , , , , ,						0.0	,
1-203 Wivenhoe		1	, , , , , , , , , , , , , , , , , , , ,							
1-203 Wivenhoe 23		1	` ']]					
1-203 Wivenhoe 25		1	, ,		1 1					
1-203 Wivenhoe 27		I	` '		1					
1-203 Wivenhoe 29			, , , , , , , , , , , , , , , , , , , ,		1					
1-203 Wivenhoe			, , , , , , , , , , , , , , , , , , , ,		1					
1-203 Wivenhoe	1-203 Wivenhoe		, , , , , , , , , , , , , , , , , , , ,	FLAT	1					
1-203 Wivenhoe	1-203 Wivenhoe	31	LBS (RESIDENTIAL)	FLAT	1		1	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 1-203 Wivenhoe 45 LBS (RESIDENTIAL) FLAT 1 1 1 1-203 Wivenhoe 47 LBS (RESIDENTIAL) FLAT 1 1 1 1 1-203 Wivenhoe 49 LBS (RESIDENTIAL) FLAT 1	1-203 Wivenhoe	33	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 1-203 Wivenhoe 45 LBS (RESIDENTIAL) FLAT 1 1-203 Wivenhoe 47 LBS (RESIDENTIAL) FLAT 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 1-203 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 1-203 Wivenhoe 65 LBS (RESIDENTIAL) FLAT 1 1-203 Wivenhoe 67 LBS (RESIDENTIAL) FLAT	1-203 Wivenhoe	35	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 1 1 1-203 Wivenhoe 47 LBS (RESIDENTIAL) FLAT 1	1-203 Wivenhoe	37	LBS (RESIDENTIAL)	FLAT	1					
1-203 Wivenhoe 43 LBS (RESIDENTIAL) FLAT 1	1-203 Wivenhoe	39	LBS (RESIDENTIAL)	FLAT	1					
1-203 Wivenhoe 43 LBS (RESIDENTIAL) FLAT 1	1-203 Wivenhoe	41	LBS (RESIDENTIAL)	FLAT	1					
1-203 Wivenhoe 45 LBS (RESIDENTIAL) FLAT 1 1-203 Wivenhoe 47 LBS (RESIDENTIAL) FLAT 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 1-203 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 1-203 Wivenhoe 65 LBS (RESIDENTIAL) FLAT 1 1 1 1-203 Wivenhoe 67 LBS (RESIDENTIAL) FLAT 1 1 1		1	` '		1 1		1	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 1-203 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 1-203 Wivenhoe 65 LBS (RESIDENTIAL) FLAT 1 1-203 Wivenhoe 67 LBS (RESIDENTIAL) FLAT 1			, , , , , , , , , , , , , , , , , , , ,		1		1 1			
1-203 Wivenhoe 51 SOLD RTB LEASEHOLD FLAT 1 1-203 Wivenhoe 53 LBS (RESIDENTIAL) FLAT 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 1-203 Wivenhoe 65 LBS (RESIDENTIAL) FLAT 1 1-203 Wivenhoe 67 LBS (RESIDENTIAL) FLAT 1		I	· , , , , , , , , , , , , , , , , , , ,							
1-203 Wivenhoe 53 LBS (RESIDENTIAL) FLAT 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 1-203 Wivenhoe 65 LBS (RESIDENTIAL) FLAT 1 1-203 Wivenhoe 67 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 1-203 Wivenhoe 65 LBS (RESIDENTIAL) FLAT 1 1-203 Wivenhoe 67 LBS (RESIDENTIAL) FLAT 1		I	1					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 1-203 Wivenhoe 65 LBS (RESIDENTIAL) FLAT 1 1 1-203 Wivenhoe 67 LBS (RESIDENTIAL) FLAT 1 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 1 1-203 Wivenhoe 67 LBS (RESIDENTIAL) FLAT 1 1 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 1 1-203 Wivenhoe 67 LBS (RESIDENTIAL) FLAT 1 1 1		1	, , , , , , , , , , , , , , , , , , , ,							
1-203 Wivenhoe 63 LBS (RESIDENTIAL) FLAT 1 1 1 1 1-203 Wivenhoe 65 LBS (RESIDENTIAL) FLAT 1		1	, , , , , , , , , , , , , , , , , , , ,		1 1					
1-203 Wivenhoe 65 LBS (RESIDENTIAL) FLAT 1 1-203 Wivenhoe 67 LBS (RESIDENTIAL) FLAT 1			, , , , , , , , , , , , , , , , , , , ,] 1		,			
1-203 Wivenhoe 67 LBS (RESIDENTIAL) FLAT 1			, , , , , , , , , , , , , , , , , , , ,		1		1	1		
		1	, , , , , , , , , , , , , , , , , , , ,		1					
1-203 Wivenhoe		1	, , , , , , , , , , , , , , , , , , , ,		1					
	1-203 Wivenhoe	69	LBS (RESIDENTIAL)	FLAT	1					

1-203 Wivenhoe	71	LBS (RESIDENTIAL)	FLAT	1 1	1	1	
1-203 Wivenhoe	73	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	75	LBS (RESIDENTIAL)	FLAT	1 1	1		
1-203 Wivenhoe	77	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	79	LBS (RESIDENTIAL)	FLAT	'1			
		·			,	,	
1-203 Wivenhoe	81	LBS (RESIDENTIAL)	FLAT		1	1	
1-203 Wivenhoe	83	LBS (RESIDENTIAL)	FLAT	1	1	1	
1-203 Wivenhoe	85	LBS (RESIDENTIAL)	FLAT	1 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			
1-203 Wivenhoe	99	SOLD RTB LEASEHOLD	FLAT	1 1			
1-203 Wivenhoe	101	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	103	LBS (RESIDENTIAL)	FLAT		1	1	
	I	·	1				
1-203 Wivenhoe	105	LBS (RESIDENTIAL)	FLAT		' '	'	
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	
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			
1-203 Wivenhoe	125	LBS (RESIDENTIAL)	FLAT	1 1			
1-203 Wivenhoe	127	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	129	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	131	,	FLAT				
	I	LBS (RESIDENTIAL)	1				
1-203 Wivenhoe	133	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	135	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	137	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	139	LBS (RESIDENTIAL)	FLAT	1 1			
1-203 Wivenhoe	141	LBS (RESIDENTIAL)	FLAT	1 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			
1-203 Wivenhoe	159	LBS (RESIDENTIAL)	FLAT	1 1			
1-203 Wivenhoe	161	LBS (RESIDENTIAL)	FLAT	1 1			
1-203 Wivenhoe	163	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	165	LBS (RESIDENTIAL)	FLAT				
	167	·	FLAT			1	
1-203 Wivenhoe	I	LBS (RESIDENTIAL)	1			'	
1-203 Wivenhoe	169	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	171	LBS (RESIDENTIAL)	FLAT		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	
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			
1-203 Wivenhoe	185	SOLD RTB LEASEHOLD	FLAT	1			
1-203 Wivenhoe	187	LBS (RESIDENTIAL)	FLAT	1			
. '	•	, ,	•		•	•	

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		1						
1-203 Wivenhoe	189	LBS (RESIDENTIAL)	FLAT	1		1	1	
1-203 Wivenhoe	191	LBS (RESIDENTIAL)	FLAT	1		1	1	
1-203 Wivenhoe	193	LBS (RESIDENTIAL)	FLAT	1			1	1 1
1-203 Wivenhoe	195	LBS (RESIDENTIAL)	FLAT	1			1	1 1
1-203 Wivenhoe	197	LBS (RESIDENTIAL)	FLAT	1			1	1 1
1-203 Wivenhoe	199	LBS (RESIDENTIAL)	FLAT	1			1	1 1
1-203 Wivenhoe	201	LBS (RESIDENTIAL)	FLAT	1			1	1 1
1-203 Wivenhoe	203	LBS (RESIDENTIAL)	FLAT	1	99		1	1 1
2-52 Wivenhoe	2	LBS (RESIDENTIAL)	FLAT	2	┑		1	1 1
2-52 Wivenhoe	4	LBS (RESIDENTIAL)	FLAT	2			1	1 1
2-52 Wivenhoe	6	LBS (RESIDENTIAL)	FLAT	2			1	1 1
2-52 Wivenhoe	8	LBS (RESIDENTIAL)	FLAT	2			1	1 1
2-52 Wivenhoe	10	SOLD RTB LEASEHOLD	FLAT	1			1	1 1
2-52 Wivenhoe	12	LBS (RESIDENTIAL)	FLAT	2			1	1 1
2-52 Wivenhoe	14	SOLD RTB LEASEHOLD	FLAT	2			1	1 1
			1	2			1	1 1
2-52 Wivenhoe	16	SOLD RTB LEASEHOLD	FLAT	1			1	1 1
2-52 Wivenhoe	18	LBS (RESIDENTIAL)	FLAT	2			1	1 1
2-52 Wivenhoe	20	LBS (RESIDENTIAL)	FLAT	1			1	1 1
2-52 Wivenhoe	22	LBS (RESIDENTIAL)	FLAT	2		1		
2-52 Wivenhoe	24	LBS (RESIDENTIAL)	FLAT	2		1		
2-52 Wivenhoe	26	SOLD RTB LEASEHOLD	FLAT	2				
2-52 Wivenhoe	28	SOLD RTB LEASEHOLD	FLAT	2		1		
2-52 Wivenhoe	30	SOLD RTB LEASEHOLD	FLAT	2			1	1 1
2-52 Wivenhoe	32	LBS (RESIDENTIAL)	FLAT	2			1	1 1
2-52 Wivenhoe	34	LBS (RESIDENTIAL)	FLAT	2			1	1 1
2-52 Wivenhoe	36	LBS (RESIDENTIAL)	FLAT	2			1	1 1
2-52 Wivenhoe	38	SOLD RTB LEASEHOLD	FLAT	2			1	1 1
2-52 Wivenhoe	40	LBS (RESIDENTIAL)	FLAT	2			1	1 1
2-52 Wivenhoe	42	LBS (RESIDENTIAL)	FLAT	2			1	1 1
2-52 Wivenhoe	44	SOLD RTB LEASEHOLD	FLAT	2			1	1 1
2-52 Wivenhoe	46	SOLD RTB LEASEHOLD	FLAT	2			1	1 1
2-52 Wivenhoe	48	SOLD RTB LEASEHOLD	FLAT	2			1	1 1
2-52 Wivenhoe	50	LBS (RESIDENTIAL)	FLAT	2			1	1 1
2-52 Wivenhoe	52	LBS (RESIDENTIAL)	FLAT	2	16		1	1 1
54-82 Wivenhoe Close	54	LBS (RESIDENTIAL)	FLAT	3	٦'٥	-		\vdash
		SOLD RTB LEASEHOLD		3			1	1 1
54-82 Wivenhoe Close	56		FLAT	3			1	1 1
54-82 Wivenhoe Close	58	LBS (RESIDENTIAL)	FLAT	3			,	1 1
54-82 Wivenhoe Close	60	LBS (RESIDENTIAL)	FLAT	3		1	1	1 1
54-82 Wivenhoe Close	62	LBS (RESIDENTIAL)	FLAT	3			1	1 1
54-82 Wivenhoe Close	64	SOLD RTB LEASEHOLD	FLAT	3			1	1 1
54-82 Wivenhoe Close	66	SOLD RTB LEASEHOLD	FLAT	3			1	1 1
54-82 Wivenhoe Close	68	LBS (RESIDENTIAL)	FLAT	3		1		
54-82 Wivenhoe Close	70	SOLD RTB LEASEHOLD	FLAT	3				
54-82 Wivenhoe Close	72	LBS (RESIDENTIAL)	FLAT	1		1		
54-82 Wivenhoe Close	74	LBS (RESIDENTIAL)	FLAT	1		1		
54-82 Wivenhoe Close	76	LBS (RESIDENTIAL)	FLAT	1				
54-82 Wivenhoe Close	78	LBS (RESIDENTIAL)	FLAT	1		1		
54-82 Wivenhoe Close	80	LBS (RESIDENTIAL)	FLAT	1		1		
54-82 Wivenhoe Close	82	LBS (RESIDENTIAL)	FLAT	1	11			
84-100 Wivenhoe	84	LBS (RESIDENTIAL)	FLAT	2	┪			\vdash
84-100 Wivenhoe	86	SOLD RTB LEASEHOLD	FLAT	2		1		
84-100 Wivenhoe	88	SOLD RTB LEASEHOLD	FLAT	2				
84-100 Wivenhoe	90	LBS (RESIDENTIAL)	FLAT	2		1		
		·		1		1		
84-100 Wivenhoe	92	LBS (RESIDENTIAL)	FLAT	2				
84-100 Wivenhoe	94	LBS (RESIDENTIAL)	FLAT	2			1	
84-100 Wivenhoe	96	LBS (RESIDENTIAL)	FLAT	2		1		
84-100 Wivenhoe	98	LBS (RESIDENTIAL)	FLAT	2	_			
84-100 Wivenhoe	100	LBS (RESIDENTIAL)	FLAT	4	[/		1	1
102-128 Wivenhoe Close	102	SOLD RTB LEASEHOLD	FLAT	2	_	1	1	

6.8

		1			1	1 4		
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 2				
102-128 Wivenhoe Close	114	LBS (RESIDENTIAL)	FLAT	2 2				
102-128 Wivenhoe Close	116	LBS (RESIDENTIAL)	FLAT	<u> </u>				
102-128 Wivenhoe Close	118	SOLD RTB LEASEHOLD	FLAT	2				
102-128 Wivenhoe Close	120 122	SOLD RTB LEASEHOLD SOLD RTB LEASEHOLD	FLAT	2				
102-128 Wivenhoe Close 102-128 Wivenhoe Close	124		FLAT FLAT	2				
102-128 Wivenhoe Close	124	LBS (RESIDENTIAL) 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	ď			
11-25 Galatea Square	12	LBS (RESIDENTIAL)	FLAT					
11-25 Galatea Square	13	LBS (RESIDENTIAL)	FLAT					
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 1	I	l	I	1

1 00 00 0 1 /	40	L DO (DECIDENTIAL)	F1 A F	1 4	1	 1	
30-68 Galatea	49	LBS (RESIDENTIAL)	FLAT	1 1	1		
30-68 Galatea	50	LBS (RESIDENTIAL)	FLAT	1	1		
30-68 Galatea	51	LBS (RESIDENTIAL)	FLAT	1	1		
30-68 Galatea	52	SOLD RTB LEASEHOLD	FLAT	1	1		
30-68 Galatea	53	SOLD RTB LEASEHOLD	FLAT	1	1		
30-68 Galatea	54	LBS (RESIDENTIAL)	FLAT	1	1		
30-68 Galatea	55	LBS (RESIDENTIAL)	FLAT	1	1		
30-68 Galatea	56	LBS (RESIDENTIAL)	FLAT	1	1		
30-68 Galatea	57	SOLD RTB LEASEHOLD	FLAT	1	1		
30-68 Galatea	58	LBS (RESIDENTIAL)	FLAT	1 1	1		
30-68 Galatea	59	LBS (RESIDENTIAL)	FLAT	1	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		
I	63		FLAT		1		
30-68 Galatea		LBS (RESIDENTIAL)			1		
30-68 Galatea	64	LBS (RESIDENTIAL)	FLAT	1 1	1		
30-68 Galatea	65	LBS (RESIDENTIAL)	FLAT	1 1	1		
30-68 Galatea	66	LBS (RESIDENTIAL)	FLAT	1	1		
30-68 Galatea	67	LBS (RESIDENTIAL)	FLAT	1	1		
30-68 Galatea	68	LBS (RESIDENTIAL)	FLAT	1	35		
31-45 Philip Walk	31	SOLD RTB LEASEHOLD	FLAT	3	1		
31-45 Philip Walk	33	LBS (RESIDENTIAL)	FLAT	3	1		
31-45 Philip Walk	35	SOLD RTB LEASEHOLD	FLAT	1	1		
31-45 Philip Walk	37	LBS (RESIDENTIAL)	FLAT	2	1		
31-45 Philip Walk	39	LBS (RESIDENTIAL)	FLAT	2	1	1	
31-45 Philip Walk	41	LBS (RESIDENTIAL)	FLAT	1 1	1		
31-45 Philip Walk	43	LBS (RESIDENTIAL)	FLAT	4	1		
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	1 4	1		
6-18 Heaton Road	10	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	4	1		
I			FLAT	4	1		
6-18 Heaton Road	12	LBS (RESIDENTIAL)		4	1		
6-18 Heaton Road	14	LBS (RESIDENTIAL)	FLAT	4	1		
6-18 Heaton Road	16	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	4	1.		
6-18 Heaton Road	18	LBS (RESIDENTIAL)	FLAT	4	4		
22-32 Heaton Road	22	LBS (RESIDENTIAL)	FLAT	4	1		
22-32 Heaton Road	24	LBS (RESIDENTIAL)	FLAT	3	1		
22-32 Heaton Road	26	LBS (RESIDENTIAL)	FLAT	4	1		
22-32 Heaton Road	28	SOLD RTB LEASEHOLD	FLAT	4	1		
22-32 Heaton Road	30	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	2	1		
22-32 Heaton Road	32	LBS (RESIDENTIAL)	FLAT	4	4		
34-44 Heaton Road	34	LBS (RESIDENTIAL)	FLAT	4	1		
34-44 Heaton Road	36	LBS (RESIDENTIAL)	FLAT	4	1		
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		LBS (RESIDENTIAL)	FLAT	2	1		
	2 3	` ′			1		
1-12 Huguenot Square		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		4	1		
The standard of the standard of		FILE I			1	 ı	

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

OVERVIEW AND SCRUTINY COMMITTEE

MUNICIPAL YEAR 24/25

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