

Overview & Scrutiny Committee

Wednesday 8 January 2025
6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London
SE1 2QH

Supplemental Agenda No. 3

List of Contents

Item No.	Title	Page No.
6.	Consort Estate, SE15, Major Works - Charges to Leaseholders (Update)	1 - 236
	This supplemental agenda contains Appendix 1 of the report 'Task Order Price Schedule of Works'.	
	Note: A paper version of this document will not be produced as the overall document is not legible on A4 size paper.	

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Date: 31 December 2024

Elkins Qualifications
N/A
N/A
Please refer to soffit and facia comments
N/A
A detailed survey cannot be carried out until scaffold is erected and a close inspection is carried out. Feedback at residents meetings has highlighted issues with the roof coverings and Elkins are concered that by reducing the allowances for this item should there be bigger issues then we would not be covered under the allowance sin the TOP.
LBS have instructed Elkins not to carry out any removal or remedial works to the soffit areas of the blocks where the soffits are confirmed as asbestos. Repairs are required in areas to these soffits and by not carrying out any repairs or applying protective coatings, this will inevitably lead to a quicker deterioration of the soffits, especially as the soffits are open to the elements. As we are still carrying out necessary roof repairs and works to the facia boards further damage maybe evident once scaffold is erected and a closer inspection is carried out. By not carrying out these works this may lead to increased maintenance issues of the soffits following the contract which will ultimately need addressing under fully controlled conditions at one point in time or another, however, it will no longer be cost effective at that point. Keeping the soffits in situ may limit the ability to carry out necessary repairs or maintenance safely. Additionally, working around asbestos often requires specialized precautions, adding complexity to any future works. Replacing the soffits, fascia, and barge boards with uPVC elements would ensure a long-lasting, low-maintenance solution. It also eliminates the risks associated with asbestos and avoids future restrictions on repairs and decoration. The option to renew in uPVC can also be substantiated by the Comparative Life Cycle Costing between renewing or to leave in situ which shows a greater saving when using uPVC. The TOP no longer includes any allowances for these works to the blcoks in question as instructed.
N/A

The windows are no longer under guarantee and therefore overhauls are required in order to make ensure the longevity of the windows and that they are all in full operational order. This is part of the LBS cyclical works policy and the QHIP brief and further, the same process has been carried out on every scheme to date under the framework where windows are PVCu and not under guarantee. The repair and replacement of mechanisms ensures any emerging issues are addressed before they result in operational failure avoiding inconvenience and more costly repairs in the years ahead. Carrying out the overhauls and repairs under the contract is more cost effective than waiting for individual failures which require separate call outs and higher expenses. Overhaul and repair allowances have been reduced substantially in the TOP as per LBS instruction.

Elkins are concerned that we cannot ascertain the true extent of issues until scaffold is erected. The hidden timber battens beneath the tiles fail before the slate covering. The reduction in allowances does not cover extensive repairs should they be required, which will only be evident when scaffold is erected and close inspections are carried out. Allowances have been reduced as per LBS instruction.

N/A

Ground level inspection generally provide a much limited view and do not detect internal damage or surface issues obscured by dirt, coatings or shadows. Concrete deterioration, such as carbonation, cracking, or spalling, often begins internally and might only become visible upon closer inspection or testing along with hammer testing which can reveal hollow or delaminated areas of concrete that aren't visible during a ground level survey. Reducing the allowances now may leave an insufficient budget to address these findings which will only be evident when scaffold is erected. By carrying out concrete repairs you mitigate the risk of water ingress, steel reinforcement corrosion and structural failure. The protective concrete coatings, as a minimum, should also be carried out to mitigate future issues and protect the concrete structure underneath. The costings has no been omitted to the majority of blocks along with a reduction of repair allowances as instructed by LBS. Further works are required to the balcony surfaces above which means inevitably water will be penetrating the concrete from the ageing surfaces above. By removing the requirements to renew the balcony surface above and the repairs and protective coatings to the concrete soffits below will inevitably lead to further issues down the line to these structures.

Please refer to concrete repair comments above. Site surveys from ground level show several areas of rusting to concrete soffits which indicates active corrosion of embedded reinforcement. Rusting steel expands as it corrodes, causing internal pressure that leads to cracking, spalling, and structural weakening of the concrete over time. Without appropriate protection, this corrosion will accelerate, increasing repair costs and potentially compromising structural integrity. Also, Hammer testing often uncovers additional damage not visible during a standard visual inspection. Once the testing is completed, there is a high likelihood that more extensive repairs will be identified, reinforcing the need for Sika coatings to protect both repaired and intact concrete. It is standard practice to protect concrete soffits in environments where moisture, carbonation, or chloride ingress is likely. Removing Sika coatings deviates from proven methods and industry guidelines for long-term concrete durability. Protective coatings have been removed from the majority of blocks as instructed by LBS

Ground-level inspections provide limited visibility and fail to capture damage at higher elevations or hidden behind vegetation, coatings, or other obstructions. Detailed inspections from scaffolding often uncover more extensive damage than initially assumed during a ground-level survey. Issues such as cracked mortar joints, spalled bricks, or loose masonry at higher levels may go unnoticed until closer inspection. Reducing allowances now risks underestimating the scope of repairs. Allowances have been reduced as per LBS instruction.

Resin coatings will be a more cost effective, aesthetically pleasing and more durable product than vinyl, along with offering a longer term guarantee. The life cycle cost analysis demonstrates that resin flooring offers significant savings over its lifespan compared to vinyl due to the much longer lifespan and guarantee of the resin and the minimal maintenance required, whereas vinyl is very high maintenance and offers a shorter guarantee. Resin coatings are widely used in communal spaces for their proven performance in high-traffic areas and we believe that Consort Estate can benefit from this due to the size of the estate, examples of previous projects which have benefitted from this system have also been shown to LBS. A pilot area can be carried out on the Consort Estate if required. Currently the TOP only allows for vinyl replacement as instructed by LBS.

The private balconies surfaces are at the end of their economic life and consideration should be given to renew the balcony surfaces with an approved liquid coating system that offers a long term guarantee. While there may have been minimal repairs historically, this suggests that deferred maintenance is now catching up and repairs are likely to be necessary soon and addressing issues now prevents more extensive and costly repairs later, which are often more disruptive and expensive when done reactively. Allowing aging balconies to deteriorate further could lead to larger issues, water leaks, or even structural failures. LBS have now omitted renewal to the majority of balconies and minor repair allowances have been included for exposed asphalt upstands, etc. Elkins are concerned that the removal of the balcony works along with reducing and removing the concrete soffit repairs and protective coatings means no proper cyclical maintenance works are being carried out which will inevitably mean more significant future issues to the balcony structures are now more likely than not.

Again it is more cost effective to carry out these works now.

N/A

N/A

N/A

In light of the reductions to necessary elemental works as highlighted above and the reduced Risk allowances Elkins are concerned should works be required, then the allowance in the Contract would be insufficient. This will only be evident once scaffold is erected and intrusive surveys are carried out during the works phase.

Introduction	
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LBS PECKHAM AND NUNHEAD CONSORT ESTATE MAIN SUMMARY			
Date of Issue	Contractor	Revision	Author
Bill Ref	Section		TOTAL
1	Preliminaries		£752,474.62
2	Pre-Commencement costs		£166,774.70
N/A	Emergency Works		£996,808.62
	Sub Total Preliminaries:-		£1,916,057.94
3	1-10 Vivian Square		£97,619.08
4	11-13 Vivian Square		£41,657.77
5	14-29 Vivian Square		£135,881.28
6	1-15 Manaton Close (O)		£152,118.78
7	2-116 Manaton Close (E)		£699,184.16
8	17-51 Manaton Close (O)		£263,293.02
9	67-89 Manaton Close		£158,560.72
10	118-122 Manaton Close (E)		£0.00 Freeholders Only
11	1-203 Wivenhoe Close (O)		£1,042,680.21
12	1-203 Wivenhoe SHU (O)		£76,590.86
13	2-52 Wivenhoe Close (E)		£252,516.54
14	54-82 Wivenhoe Close (E)		£192,785.63
15	84-100 Wivenhoe Close (E)		£186,681.01
16	102-128 Wivenhoe Close (E)		£151,112.51
17	1-10 Galatea Square		£104,932.11
18	11-25 Galatea Square		£256,507.42
19	28-29 Galatea Square		£32,026.73
20	30-68 Galatea Square		£513,824.36
21	31-45 Philip Walk (O)		£125,998.99
22	6-18 Heaton Road (E)		£64,237.17
23	22-32 Heaton Road (E)		£63,307.04
24	34-44 Heaton Road (E)		£58,713.36
25	1-12 Huguenot Square		£122,341.30
26	13-15 Huguenot Square		£72,622.99
27	16-18 Huguenot Square		£73,127.17
28	19-26 Huguenot Square		£89,145.71
29	12-22 Philip Walk (E)		£55,457.11

London Borough of Southwark
Main Summary

30	24-30 Philip Walk (E)	£53,998.53
31	32-40 Philip Walk (E)	£54,721.58
32	17-41 Scylla Road (O)	£203,170.47
33	43-67 Scylla Road (O)	£198,787.00
	Sub Total External and Communal:-	£5,593,600.59
34	Internals - Tenanted	£5,537,334.50
35	Internals - Leaseholder	
	Sub Total Internals:-	£5,537,334.50
	Sub Total:-	£13,046,993.03
36	Central Office Overhead @ 1%:-	£130,469.93
37	Profit @ 5%:-	£652,349.65
38	Design Fees:-	£229,404.68
	Total (excl vat):-	£14,059,217.30

Notes

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

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

ELEMENTAL BREAKDOWN		EXTERNAL & COMMUNAL WORKS																															
Ref	External and Communal Works	1-10 Vivian Square	11-13 Vivian Square	14-20 Vivian Square	1-15 Marion Close	2-16 Marion Close	17-51 Marion Close	67-89 Marion Close	118-122 Marion Close	1-203 Wheathorpe St	2-12 Wheathorpe St	54-62 Wheathorpe Close	84-100 Wheathorpe Close	102-128 Wheathorpe Close	1-10 Galatea Square	11-25 Galatea Square	28-29 Galatea Square	30-48 Galatea	6-18 Heaton Road	22-32 Heaton Road	24-44 Heaton Road	1-12 Houghton Square	13-15 Houghton Square	16-18 Houghton Square	19-20 Houghton Square	12-22 Philip Walk	24-30 Philip Walk	32-40 Philip Walk	17-41 Scylla Road	43-47 Scylla Road	Total		
1.00	PRELIMINARY COSTS	13,132.13	5,603.08	18,279.32	20,443.66	94,057.19	35,416.28	21,330.25	-	140,260.72	10,303.32	33,369.58	25,934.13	25,113.11	20,328.29	14,115.91	34,506.45	4,308.37	69,121.81	15,949.91	8,641.45	8,516.33	7,898.37	16,457.86	9,769.55	9,837.37	11,992.25	7,460.32	7,361.38	27,331.34	26,741.66	752,474.62	
1.01	PRE-CONSTRUCTION FEES	2,910.54	1,242.04	4,051.34	4,535.46	20,846.36	7,850.15	4,727.53	-	31,087.79	2,383.18	7,528.85	5,747.66	5,505.94	4,505.46	3,128.58	7,647.84	954.89	15,319.81	1,756.69	1,915.25	1,887.52	1,750.55	1,647.64	2,165.27	2,180.31	2,657.90	1,653.47	1,609.98	1,621.54	6,057.58	5,920.89	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	31,142.89	15,873.90	36,744.20	25,452.59	127,367.90	33,795.05	35,387.80		189,161.50	-	80,594.03	40,978.08	88,140.61	49,305.50	29,866.19	45,446.97	12,777.78	86,813.83	11,881.04	39,012.73	28,818.41	25,856.41	21,576.14	29,855.78	24,320.08	22,180.73	18,465.73	19,462.73	32,084.98	31,102.58	1,310,723.63	
2.03	ROOF REPAIRS	16,377.17	5,056.00	25,288.01	12,871.16	58,005.91	27,159.22	38,763.32	95,683.83	-	36,760.03	20,567.73	19,461.75	23,316.48	17,149.13	22,061.80	5,268.44	49,513.10	2,103.53	7,600.72	9,810.65	8,510.22	20,822.73	4,972.44	4,986.60	13,985.52	7,929.33	12,137.28	9,733.37	21,796.68	20,848.74	656,718.20	
2.04	WINDOW REPAIRS	2,222.08	1,396.52	3,220.00	1,702.08	7,894.16	3,264.16	3,472.08	31,908.32	1,500.00	1,700.00	5,269.16	4,928.12	1,250.00	2,964.16	11,193.88	250.00	8,517.34	2,444.16	500.00	500.00	1,242.08	3,956.24	250.00	1,772.08	750.00	1,242.08	500.00	2,944.16	1,780.00	3,264.16	114,333.22	
2.05	COMMUNAL DOOR ENTRY SYSTEMS (PROVISIONS)								15,859.00	-								59,610.00	-												71,479.00		
2.06	FAÇADE & STRUCTURAL REPAIRS	2,172.35	2,541.15	6,966.40	31,479.73	29,850.53	11,608.19	12,114.89	74,541.20	-	15,204.41	15,808.78	6,778.36	12,234.29	3,840.96	8,310.17	16,133.36	10,143.92	26,014.77	1,662.57	1,497.81	1,366.70	3,592.03	2,275.77	1,705.77	4,805.23	1,846.71	1,598.34	1,790.43	11,647.74	11,647.74	328,700.27	
2.07	WALKWAYS & BALCONIES	1,250.00	-	6,869.72	5,630.32	70,814.42	27,646.70	8,191.23	68,978.07	18,659.56	1,500.00	20,909.54	1,750.00	4,514.50	27,440.05	-	64,342.38	932.77	-	-	1,500.00	-	-	1,000.00	-	-	-	21,362.55	20,848.56	376,425.57			
2.08	DECORATIONS	5,559.38	305.83	5,438.65	9,468.51	9,605.84	45,136.17	6,391.32	248,017.33	11,931.30	21,977.52	35,001.79	21,977.52	4,578.23	5,559.38	42,577.60	264,511	108,286.06	1,760.38	1,565.37	1,081.08	1,081.08	1,732.51	305.83	8,732.51	1,087.65	908.00	908.00	35,001.79	35,001.79	766,903.62		
2.09	RAINWATER GOODS	4,745.40	1,423.62	5,178.64	2,237.73	21,870.03	3,934.46	10,514.42	30,158.75	-	11,681.43	7,643.95	6,075.13	6,397.28	4,412.14	5,203.82	2,041.97	12,287.71	3,200.12	4,244.44	5,152.22	5,622.96	1,150.44	3,881.75	4,054.96	3,811.47	3,941.18	7,305.79	6,708.81	186,755.39			
2.10	FIRE WORKS	20,074.15	5,500.00	21,300.00	23,250.00	116,800.00	89,649.80	18,500.00	188,557.97	30,000.00	41,193.46	19,215.94	16,243.46	29,180.00	20,000.00	61,371.47	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	4,000.00	17,365.29	923,661.55	
2.11	M&E	1,575.66	1,310.66	1,575.66	1,575.66	2,902.66	1,575.66	1,575.66	7,676.66	-	1,105.66	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	1,840.66	1,310.66	1,840.66	1,275.66	1,575.66	1,575.66	1,575.66	1,575.66	101,900.10			
2.12	RISK ITEMS	12,000.00	8,250.00	21,500.00	24,500.00	112,000.00	21,500.00	23,250.00	108,000.00	22,500.00	14,000.00	26,250.00	19,750.00	21,000.00	15,000.00	31,250.00	6,000.00	42,210.00	19,500.00	11,000.00	11,250.00	20,500.00	10,500.00	14,500.00	11,000.00	11,000.00	30,750.00	743,000.00					
3.00	EXTERNAL WORKS SUB-TOTAL	97,619.08	41,617.77	135,851.28	132,118.78	699,184.16	261,293.02	158,560.72	-	1,042,680.21	76,150.86	212,516.14	102,785.43	186,681.01	151,112.51	184,912.11	256,507.42	32,024.73	113,824.36	125,998.99	64,237.17	61,307.04	58,713.36	122,341.30	72,422.99	73,127.17	89,145.71	55,457.11	53,988.13	14,721.58	20,170.47	188,787.00	1,593,600.19
4.00	INTERNAL WORKS TENANTED	199,331.59	47,700.39	248,856.90	134,778.83	574,505.43	218,515.29	142,376.55	-	815,143.06	430,764.11	293,389.16	142,314.92	158,824.13	192,126.37	136,126.37	189,587.50	40,671.52	506,964.52	68,214.55	66,422.47	58,632.69	64,612.13	176,357.89	40,671.52	80,671.52	78,221.81	71,878.45	32,914.06	105,561.03	139,679.60	5,537,334.50	
4.01	INTERNAL WORKS LEASHEHOLDER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
5.00	SUB-TOTAL	312,693.33	96,204.17	407,108.83	311,896.73	1,388,591.13	525,077.4	326,995.06	-	1,030,186.29	518,941.86	588,004.13	366,582.84	376,184.20	368,672.62	258,302.97	488,249.21	77,961.51	1,105,230.51	215,920.15	141,216.34	132,974.62	218,804.69	131,229.33	165,116.37	182,017.68	136,440.35	346,321.02	371,131.14	13,044,993.03			
6.00	Central Office Overhead (@ 1%	3,129.33	962.04	4,071.00	3,118.57	11,855.93	5,250.78	3,269.95	-	10,301.86	5,119.42	1,880.04	3,655.83	3,761.84	3,080.73	2,583.03	4,982.40	779.62	11,012.31	2,119.20	1,412.16	1,321.44	1,320.75	1,188.05	1,252.29	1,058.16	1,820.18	1,347.51	966.29	3,461.21	3,711.35	130,469.33	
7.00	Profit (@ 5%	15,649.67	4,810.21	20,255.44	11,559.84	69,420.66	26,251.89	16,349.75	-	151,509.31	25,997.09	29,600.21	18,129.14	18,620.63	12,915.15	24,612.46	3,898.08	55,261.53	10,790.01	7,000.82	6,617.18	6,648.73	15,940.23	6,261.47	8,200.82	9,100.88	6,822.47	4,831.43	17,306.05	18,556.76	652,348.65		
8.00	Design Fees	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	-	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	7,646.82	229,404.68					
9.00	Total (excl vat)	139,419.76	109,412.25	439,182.19	318,217.36	1,479,551.54	504,221.23	354,261.58	-	3,216,044.26	558,761.20	530,811.20	206,224.63	406,402.07	397,813.80	281,447.97	125,190.99	30,261.02	1,179,151.16	236,522.18	157,336.15	147,931.62	148,599.32	241,176.79	140,189.81	200,381.14	152,281.13	150,821.95	110,073.09	374,135.10	401,950.87	14,059,217.30	

Ref	Item	TOP
A	Design Fees	
1	Survey & Design Services - Architect / Building Surveyor	
1	Value of External and Communal, Emergency and Precommencement	6,757,183.91
2	Proportion of Preliminaries	456,799.84
	Net Cost of the works	7,213,983.75
3	Central Office Overheads @ 1%	72,139.84
4	Profit @ 5%	360,699.19
	Total Cost of External & Communal Areas	7,646,822.78
	Design Fees @ Category 4 - 3%:	229,404.68
	Carried to Section Summary	£ 229,404.68

Item	Description	PRELIMS					
		Qty	Unit	%	Rate	Total	
						£	
Term Preliminaries – Site Overheads							
A Management / Site Staff							
1	Contracts Manager	105	Week	50%	928.41	48,741.53	
2	Forward Surveys and Colour Choices	105	Week	100%	33.16	3,481.54	
3	Agent	105	Week	200%	928.41	194,966.10	
4	Quantity Surveyor	105	Week	50%	928.41	48,741.53	
5	Site Supervisor		Week		928.41	0.00	
6	General Foreman		Week		862.10	0.00	
7	Finishing Foreman		Week		729.47	0.00	
8	General Labourer	105	Week	200%	464.21	97,483.05	
9	Resident Liaison Officer	105	Week	200%	464.21	97,483.05	
10	Commissioning Engineer		Week		795.78	0.00	
11	Site Expenses	105	Week	100%	132.63	13,926.15	
12	Partnering Manager	105	Week	5.0%	1,450.00		
13	Operations Manager	105	Week	5.0%	1,650.00		
14	Partnering Support Team	105	Week	25%	1,152.90		
B Health and Safety							
1	Health & Safety Officer (visiting)	105	Week	100%	132.63	13,926.15	
2	Health & Safety Officer Signage	105	Week	100%	132.63	13,926.15	
3	Health and Safety consumables	105	Week	100%	66.32	6,963.08	
C Parking Costs							
1	Per vehicle per week	105	Week	800%	6.63	5,570.46	
D Site Set Up / Compound							
1	Hire of Contractors office 20' (inc furniture)		Week		33.16	0.00	
2	Hire of Contractors office 24' (inc furniture)	0	Week		39.79	0.00	
3	Hire of Contractors office 32' (inc furniture)		Week		39.79	0.00	
4	Transportation (delivery & collection per unit)		Item		132.63	0.00	
5	Welfare facilities / consumables / stationary	105	Week	100%	53.05	5,570.46	
6	Hire of PM/Supervisor's office (inc furniture)		Week		99.47	0.00	
7	Transportation (delivery & collection per unit)		Item		132.63	0.00	
8	Hire of Meeting Room (inc furniture)		Week		66.32	0.00	
9	Transportation (delivery & collection per unit)		Item		132.63	0.00	
10	Resident's Refuge (inc furniture)		Week		99.47	0.00	
11	Residents Refuge - Set up		Item		663.15	0.00	
12	Resident's Refuge - Remove		Item		331.58	0.00	
13	Hire of canteen / drying room		Week		46.42	0.00	
14	Transportation (delivery & collection per unit)		Item		132.63	0.00	
15	Welfare facilities / consumables / stationary	105	Week	100%	59.68	6,266.77	
16	Hire Sanitary Unit 3 +1		Week		33.16	0.00	
20A	Transportation (delivery & collection per unit)		Item		125.99	0.00	
17	Temporary services connection		Item		198.95	0.00	
18	Hire of Chemical Toilet Unit		Week		19.89	0.00	

London Borough of Southwark

Bill Nr 1 - Prelims

19	Welfare facilities		Week		46.42	0.00
20	Hire of storage container 20'	105	Week	1000%	19.89	20,889.23
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
Mounting the detectors.	Warehouse distribution of kitchens and bathrooms	140	Per dwelling	100%	26.53	3,713.64
E	Office equipment					
1	Photocopier	105	Week	100%	13.26	1,392.62
2	Scanner	105	Week	100%	6.63	696.31
3	Computer	105	Week	400%	6.63	2,785.23
4	Printer	105	Week	100%	6.63	696.31
5	Site stationary	105	Week	100%	6.63	696.31
F	Security					
1	Plywood hoarding price per metre run per week	10,500	Week	40%	8.84	37,136.40
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	10,500	Week	40%	2.21	9,284.10
6	Erect and dismantle per metre run	100	LM	100%	13.26	1,326.30
7	Planked footway price per metre run per week	4,200	Week	10%	13.26	5,570.46
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	Flag Pole		Each	100%	19.89	0.00
15	Reinstate compound area	1	Item	100%	331.58	331.58
G	Power					
1	Temporary Check Meter(s) installation		Item		99.47	0.00
2	Temp power and light to compound units		Week		298.42	0.00
3	Heating installation into storage container		Item		46.42	0.00
4	Heating - container running costs		Week		46.42	0.00
H	Water					
1	Temp water installation to compound		Item	100%	464.21	0.00
2	Connect sanitary unit to foul sewers		Item	100%	198.95	0.00
3	Reinstate after removal		Item	100%	132.63	0.00
4	Provisional allowance for Thames Water installation		Item			
J	Communications - Landline					
1	Landline installation	1	Item	100%	165.79	165.79
2	Landline rental / calls	105	Week	100%	16.58	1,740.77
3	Broadband installation	1	Item	100%	46.42	46.42
4	Broadband connection / rental	105	Week	100%	19.89	2,088.92
K	Communications - 'Mobiles'					

London Borough of Southwark

Bill Nr 1 - Prelims

1	Mobile Phone Costs (assume 10 mobiles)	105	Week	15%	464.21	7,311.23
L	Plant and Tools					
1	Cherry picker (7.5m)		Day		331.58	0.00
2	Concrete / mortar mixer (0.12/0.09m ³)		Week		19.89	0.00
3	Transit Van	105	Week	100%	99.47	10,444.61
4	Beam Hoist		Week		232.10	0.00
5	Small Tools		Set		46.42	0.00
M	Towers / Youngmans					
1	Towers / Youngman's	28	Item	100%	99.47	2,785.23
N	Licenses					
1	Local fees generally	1	Item	100%	464.21	464.21
2	Skip License		Item	100%	298.42	0.00
O	TV Aerials/Satellite Dishes					
1	Remove and refix aerial		Each		46.42	0.00
2	Remove and refix satellite dish		Each		86.21	0.00
P	Rubbish Disposal Skips with Lockable Lids					
1	Skips - 8 Cubic Yard		Each		232.10	0.00
2	Skips - 12 Cubic Yard (Provisional quantity)	150	Each	100%	245.37	36,804.83
3	Skips 30 Cubic Yard		Each		331.58	0.00
4	Skips - Roll On-Roll Off	50	Each	100%	464.21	23,210.25
Q	Small Plant and Tools					
1	Bench Saw		Week	100%	15.92	0.00
2	Grinder 4.5"		Week	100%	15.92	0.00
3	Wall Chaser		Week	100%	15.92	0.00
R	Sundries					
1	Sundries	105	Week	100%	66.32	6,963.08
2	Site Signage (Prov Allowance)	2	Nr	100%	500.00	1,000.00
3	Provisional allowance for site set up issues	1	Item			10,000.00
					Total £	752,474.62

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

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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 ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E WALKWAYS & BALCONIES F DECORATIONS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	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. 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.	10	Item	33.16	331.58	Framework - Year 14 BMI Uplift 32.63%
		10	Item	66.32	663.15	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		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	28,218.70	28,218.70	MAC Quote
	Weekly Inspections	6.0	Nr	200.00	1,200.00	
	Remove and refix satellite dish - Provisional	5	nr	86.21	431.05	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			31,142.89	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
B	MAIN ROOF COVERINGS - PITCHED	20 10 50 130 100	Nr Im Im Im Im	47.16 132.16 90.00 20.16 49.94	943.20 1,321.60 4,500.00 2,620.77 4,994.00	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Star rate Framework - Year 14 BMI Uplift 32.63% Historic Rate Tappesfield
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris. ng the detectors.					
	SOFFIT & FASCIA					
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter 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					
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like					
	ROOF REPAIRS					
C	WINDOW REPAIRS	1 4 4 4 4 4 1	dwellings Nr Nr Nr Nr Nr Nr	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	280.00 76.00 64.00 124.00 58.08 420.00 200.00 0.00	Historic rates Historic rates Historic rates Historic rates Historic rates 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					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.				1,000.00	Provisional Allowance
	WINDOW REPAIRS					
D	FAÇADE & STRUCTURAL REPAIRS	4	Item	250.00	2,222.08	
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete				75.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete				39.20	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete				36.40	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2				69.60	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally				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 0.01m ² . (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	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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.	1	nr	10.03	10.03	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m ² . (Provisional Quantity)	1	nr	13.26	13.26	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)	1	nr	15.83	15.83	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)	1	nr	19.07	19.07	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)	1	nr	23.72	23.72	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)	1	nr	39.79	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.	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m ² . (Provisional Quantity)	2	nr	26.03	52.06	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)	1	nr	39.46	39.46	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)	1	nr	51.56	51.56	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)	1	nr	63.99	63.99	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)	1	nr	82.56	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 0.01m ² . (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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		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 anodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m ²	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		l ^m	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		m ²	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		m	4.16	0.00	
Ditto, to rendered tank rooms & chimneys		m ²	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		m ²	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		m	8.87	0.00	

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 smooth elastomeric / methacrylic coating to all exposed concrete surfaces	20		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth			m	7.55	150.90	
Surfaces not exceeding 300mm			m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys						
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks	35		nr	12.50	437.50	Historic rate - Juniper House
Rake out and repoint defective pointing	10		m2	35.00	350.00	Historic rate - Carterscroft
Areas >0.5 sqm	10		nr	25.00	250.00	
Areas 0-25-0.5 sqm	20		m	12.00	240.00	
Areas less than 0.25 sqm/joints/perps			lm	80.00	0.00	Historic rate - Carterscroft
Helical bar across cracking brickwork. Generally to every 3rd course.						
FAÇADE & STRUCTURAL REPAIRS				Carried to Summary	£ 2,172.35	
E WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL		COMMENTS

	PRIVATE BALCONIES	5	Item	250.00	1,250.00	Provisional allowance
	Provisional allowance for asphalt repairs					
	WALKWAYS & BALCONIES			Carried to Summary £	1,250.00	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Soffits	8	m2	19.23		Harmonised Rate
	Cladding		m2	19.23	153.84	Harmonised Rate
	Fascia		lm	9.62		Harmonised Rate
	Soffit		lm	19.23		Harmonised Rate
	Frame to Pb balustrade	150	lm	9.62	1,443.00	Harmonised Rate
	Brackets	12	lm	9.62	115.44	Harmonised Rate
	Flat entrance doors	18	m2	19.23	346.14	Harmonised Rate
	Side screen	8	m2	36.07	288.56	Harmonised Rate
	Frame	50	lm	9.62	481.00	Harmonised Rate
	Garage doors	32	m2	19.23	615.36	Harmonised Rate
	Frames	48	lm	9.62	461.76	Harmonised Rate
	cupboard door	36	m2	19.23	692.28	Harmonised Rate
	Frame	100	lm	9.62	962.00	Harmonised Rate
	DECORATIONS			Carried to Summary £	5,559.38	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	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, leaf guards and the like	100	lm	34.02	3,402.00	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	60	lm	22.39	1,343.40	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	4,745.40	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		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		10	Item	100.00	Provisional Allowance				
Item 7.8.1.1 Provisional allowance to install intumescent cat flap					See Internals Tab				
Item 7.2.1.1 Provisional allowance to remove secondary means of escape and brick over areas to provide 60 minutes fire separation					Provisional Allowance				
Provisional allowance for additional FRA works					Phoenix Green Quote				
Carry out compartmentation works as per cablesheer reports					Provisional Allowance				
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				500.00	5,000.00	Provisional Allowance			
FRA WORKS				Carried to Summary £ 20,074.15					
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS			
	COMMUNAL TESTING	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%			
	Landlord EICR's								
	TEMPORARY LIGHTING								
	Install 230v supply for 110v transformer				85.00	85.00			
	Supply 3kva Transformer				95.00	95.00			
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm				105.00	210.00			
	Install 110v socket (fixed)				35.00	35.00			
Install L.E.D festoon 110v lighting, suitably clipped per 20lm		2	Nr	160.00	320.00				
M&E				Carried to Summary £ 1,575.66					
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS			
	Additional asbestos removal	1	Item		2,500.00				
	Additional works identified on site following further investigation, surveys and access to works at height				2,500.00				
	Provisional allowance for unforeseen works arising				2,500.00				
	Provisional allowance for additional roof repairs following survey				2,500.00				
	Provisional allowance for windows once on site or notified by residents				2,500.00				
RISK ITEMS				Carried to Summary £ 12,500.00					
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS			

1-10 Vivian Square				0.00
GENERALLY				0.00
A ACCESS TO WORKS AT HEIGHT				31,142.89
B ROOF REPAIRS				16,377.17
C WINDOW REPAIRS				2,222.08
D FAÇADE & STRUCTURAL REPAIRS				2,172.35
E WALKWAYS & BALCONIES				1,250.00
F DECORATIONS				5,559.38
G RAINWATER GOODS				4,745.40
H FRA WORKS				20,074.15
I M&E				1,575.66
J RISK ITEMS				12,500.00
1-10 Vivian Square	Carried to Section Summary	£	97,619.08	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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 ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT					
	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. Allow for removal from site of all debris arising from the works.	3	Item	33.16	99.47	Framework - Year 14 BMI Uplift 32.63%
		3	Item	66.32	198.95	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		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	13,904.65	13,904.65	MAC Quote
	Weekly Inspections	6.0	Nr	200.00	1,200.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT	Carried to Summary £			15,873.90	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS

<p>MAIN ROOF COVERINGS - PITCHED</p> <p>Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris. ng the detectors.</p> <p>SOFFIT & FASCIA</p> <p>Take down defective soffit board Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter 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 take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like</p>	<p>6 3 15 10 39 30 12</p> <p>Nr Im Im Item Im Im Im</p>	<p>47.16 132.16 90.00 14.66 20.16 49.94 49.94</p>	<p>282.96 396.48 1,350.00 142.94 786.23 1,498.20 599.28</p>	<p>Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Star rate Framework - Year 14 BMI Uplift 32.63% Historic Rate Tappesfield Historic Rate Tappesfield</p>		
ROOF REPAIRS		Carried to Summary £		5,056.09		
C	WINDOW REPAIRS	QTY	UNIT	RATE		
	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	1 1 1 2 1 1 1	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	280.00 19.00 16.00 62.00 14.52 105.00 200.00 200.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	CLADDING	2	Item	250.00	500.00	Provisional Allowance
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.					
WINDOW REPAIRS		Carried to Summary £		1,396.52		
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	27	m2	3.75	101.25	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	27	m2	1.96	52.92	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	27	m2	1.82	49.14	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	9	nr	10.44	93.96	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		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.	1	nr	10.03	10.03	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)	1	nr	13.26	13.26	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	1	nr	15.83	15.83	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	1	nr	19.07	19.07	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	1	nr	23.72	23.72	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	1	nr	39.79	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.	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	26.03	260.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	1	nr	39.46	39.46	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	1	nr	51.56	51.56	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	1	nr	63.99	63.99	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	1	nr	82.56	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 MonoTop 615 repair mortar	5	m	8.50	42.50	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	4.16	0.00	
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					

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		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth	15	m	8.87	0.00	Harmonised Rate + net BMI uplift (32.63%)
		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
			15.09	226.35	Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	12	m m2	7.55 15.09	90.54 0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks	25	nr	12.50	312.50	Historic rate - Juniper House
Rake out and repoint defective pointing Areas >0.5 sqm	10	m2	35.00	350.00	Historic rate - Carterscroft
Areas 0.25-0.5 sqm	10	nr	25.00	250.00	
Areas less than 0.25 sqm/joints/perps	20	m	12.00	240.00	
Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS			Carried to Summary £	2,541.15	
E WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
WALKWAYS & BALCONIES			Carried to Summary £	0.00	
F DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES					
Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)					
Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
General Decorations					
Fascia		lm	9.62		Harmonised Rate
soffit		lm	9.62		Harmonised Rate
Flat entrance doors		m2	19.23	103.84	Harmonised Rate
Frame		lm	9.62	144.30	Harmonised Rate
cupboard door	3	m2	19.23	57.69	Harmonised Rate
DECORATIONS			Carried to Summary £	305.83	
G RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
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, leaf guards and the like	30	lm	34.02	1,020.60	Framework - Year 14 BMI Uplift 32.63%
Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	18	lm	22.39	403.02	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS			Carried to Summary £	1,423.62	
H FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
FED's					

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

11-13 Vivian				0.00
GENERALLY				
A ACCESS TO WORKS AT HEIGHT				15,873.90
B ROOF REPAIRS				5,056.09
C WINDOW REPAIRS				1,396.52
D FAÇADE & STRUCTURAL REPAIRS				2,541.15
E WALKWAYS & BALCONIES				0.00
F DECORATIONS				305.83
G RAINWATER GOODS				1,423.62
H FRA WORKS				5,500.00
I M&E				1,310.66
J RISK ITEMS				8,250.00
11-13 Vivian	Carried to Section Summary	£	41,657.77	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E WALKWAYS & BALCONIES F DECORATIONS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERAL					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	16	Item	33.16	530.52	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	16	Item	66.32	1,061.04	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		32,564.55	MAC Quote
	Weekly Inspections	8.0	Nr	200.00	1,600.00	
	Remove and refix satellite dish - Provisional	8	nr	86.21	689.68	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT	Carried to Summary £			36,744.20	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					

<p>Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris. ng the detectors.</p> <p>SOFFIT & FASCIA</p> <p>Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like</p> <p>Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like</p> <p>take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like</p>	<p>32 16 80 118 180 62</p> <p>Nr Im Im Im Im Im</p>	<p>47.16 132.16 90.00 20.16 49.94 49.94</p>	<p>1,509.12 2,114.56 7,200.00 2,378.85 8,989.20 3,096.28</p>	<p>Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Star rate Framework - Year 14 BMI Uplift 32.63% Historic Rate Tappesfield Historic Rate Tappesfield</p>		
ROOF REPAIRS		Carried to Summary £			25,288.01	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
<p>WINDOW REPAIRS - Provisional Qty's</p> <p>Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement</p> <p>CLADDING</p> <p>Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.</p>	<p>4 3</p>	<p>dwellings Nr Nr Nr Nr Nr Nr</p>	<p>280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00</p>	<p>1,120.00 0.00 0.00 0.00 0.00 0.00 600.00 0.00</p>	<p>Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance</p>	
	<p>6</p>	<p>Item</p>	<p>250.00</p>	<p>1,500.00</p>	<p>Provisional Allowance</p>	
WINDOW REPAIRS		Carried to Summary £			3,220.00	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
<p>CONCRETE REPAIRS</p> <p>Surface Preparation</p> <p>Jet washing existing concrete</p> <p>Survey</p> <p>Carry out visual survey & hammer test to all areas of concrete</p> <p>Carry out full cover meter survey to all areas of concrete</p> <p>Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2</p> <p>Carry out chloride testing including laboratory analysis and report. Concrete areas generally</p> <p>Concrete Repairs - Please note all quantities are provisional</p>	<p>105</p>	<p>m2</p>	<p>3.75</p>	<p>393.75</p>	<p>Harmonised Rate + net BMI uplift (32.63%)</p>	
	<p>105</p>	<p>m2</p>	<p>1.96</p>	<p>205.80</p>	<p>Harmonised Rate + net BMI uplift (32.63%)</p>	
	<p>35</p>	<p>nr</p>	<p>10.44</p>	<p>365.40</p>	<p>Harmonised Rate + net BMI uplift (32.63%)</p>	
	<p>2</p>	<p>nr</p>	<p>20.56</p>	<p>41.12</p>	<p>Harmonised Rate + net BMI uplift (32.63%)</p>	

Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. 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.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		m	4.16	0.00	
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 mopping					
Surfaces exceeding 300mm girth		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		m	8.87	0.00	

Ditto, to rendered tank rooms & chimneys						17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces	60	m2				15.09	905.40	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth	45	m				7.55	339.53	
Surfaces not exceeding 300mm		m2				15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys								
BRICKWORK CLEANING AND REPAIRS								
Carry out repairs to defective bricks	100	nr				12.50	1,250.00	Historic rate - Juniper House
Rake out and repoint defective pointing	20	m2				35.00	700.00	Historic rate - Carterscroft
Areas >0.5 sqm	20	nr				25.00	500.00	
Areas 0.25-0.5 sqm	50	m				12.00	600.00	
Areas less than 0.25 sqm/joints/perps		lm				80.00	0.00	Historic rate - Carterscroft
Helical bar across cracking brickwork. Generally to every 3rd course.								
FAÇADE & STRUCTURAL REPAIRS								
						Carried to Summary	£	6,966.40
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL			COMMENTS
	PRIVATE BALCONIES							
Remove existing spartan tiles and dispose of in skip	30	m2		7.85	235.44	TP Group Quote		
Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	6	m2		33.84	203.04	TP Group Quote		
Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 15m2	2	nr		2215.62	4,431.24	TP Group Quote		
Provisional allowance for asphalt repairs	8	Item		250.00	2,000.00	Provisional allowance		
WALKWAYS & BALCONIES						Carried to Summary	£	6,869.72
F	DECORATIONS	QTY	UNIT	RATE	TOTAL			COMMENTS
	PREVIOUSLY PAINTED SURFACES							
Prepare and redecorate previously decorated surfaces within communal areas								
TOR (Preparation and Painting)								
Ceilings		m2		23.13		Harmonised Rate + net BMI uplift (28.28%)		
Walls		m2		23.13		Harmonised Rate + net BMI uplift (28.28%)		
Strip ceiling surfaces		m2		24.37		Harmonised Rate + net BMI uplift (28.28%)		
Strip wall surfaces		m2		24.37		Harmonised Rate + net BMI uplift (28.28%)		
General Decorations								
Cladding	4	m2		19.23	76.92	Harmonised Rate		
Frame to Pb balustrade	231	lm		9.62	2,222.22	Harmonised Rate		
Ceilings	121	m2		19.23	2,326.83	Harmonised Rate		
Doors	10	m2		36.07	360.70	Harmonised Rate		
Frame	15	lm		9.62	144.30	Harmonised Rate		
Meter cupboards	16	Nr		19.23	307.68	Harmonised Rate		
DECORATIONS						Carried to Summary	£	5,438.65
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL			

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	118	Im	34.02	4,014.36	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	52	Im	22.39	1,164.28	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	5,178.64	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,					
	FRA					
	Provisional allowance for compartmentation works	1	Item		10,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	5	Nr	1,000.00	5,000.00	Provisional Allowance
	Issue 7.8.4.1 The riser door located between maisonettes 24 & 29 (single storey flats) has a damaged lock which is required to be repaired and the top door stop is missing and is required to be replaced with a 25mm thick door stop. Also the riser between dwellings 26 and 27 has a damaged lock which is required to be repaired.	1	Item		100.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	16	Nr	500.00	8,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	23,100.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	

	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary £	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	Provisional allowance for additional roof repairs following survey	1	Item		4,000.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
	RISK ITEMS			Carried to Summary £	21,500.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	14-29 Vivian Square				0.00	
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT				36,744.20	
B	ROOF REPAIRS				25,288.01	
C	WINDOW REPAIRS				3,220.00	
D	FAÇADE & STRUCTURAL REPAIRS				6,966.40	
E	WALKWAYS & BALCONIES				6,869.72	
F	DECORATIONS				5,438.65	
G	RAINWATER GOODS				5,178.64	
H	FRA WORKS				23,100.00	
I	M&E				1,575.66	
J	RISK ITEMS				21,500.00	
	14-29 Vivian Square			Carried to Section Summary £	135,881.28	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D COMMUNAL DOORS E FAÇADE & STRUCTURAL REPAIRS F BALCONIES & WALKWAYS G DECORATIONS AND REPAIRS H RAINWATER GOODS I FRA WORKS J M&E K RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. 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 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.	8	Item	33.16	265.26	Framework - Year 14 BMI Uplift 32.63%
		8	Item	66.32	530.52	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
		1.0	Item	32,564.55	32,564.55	MAC Quote
	Weekly Inspections	7.0	Nr	200.00	1,400.00	
	Remove and refix satellite dish - Provisional	4	nr	86.21	344.84	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary £			35,403.59	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
ng the de	Allowance for concrete tile repairs to main roof clear off moss on roof Clean out concrete 'flinlock' type gutter, remove old waterproofing and prepare and lay new asphalt lining to gutter inclusive all joints, and labours and clearance of all outlets, rake out and mastic all underside joints as necessary	30 1 62	Nr Item Im	100.00 500.00 116.05	3,000.00 500.00 7,195.10	Provisional Allowance Provisional Allowance Framework - Year 14 BMI Uplift 32.63%
	ENTRANCE SURROUNDS					
	Extra over roof for code 5 lead flashings, nominal size 150mm inclusive soakers , cutting, welding, chases and pointing, all in accordance with Lead Sheet Association guidelines	30	Im	72.54	2,176.06	Framework - Year 14 BMI Uplift 32.63%
	ROOF REPAIRS					
C	WINDOW REPAIRS	QTY	UNIT	Carried to Summary RATE	£ TOTAL	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	2 4 4 4 4 4 2	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	560.00 76.00 64.00 124.00 58.08 420.00 400.00 0.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS					
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	Carried to Summary RATE	£ TOTAL	COMMENTS
	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)					
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	Carried to Summary RATE	£ TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	146	m2	3.75	547.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	146	m2	1.96	286.16	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	146	m2	1.82	265.72	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	49	nr	10.44	508.08	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity)	30	nr	14.26	427.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	40	nr	26.03	1,041.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	15	nr	39.46	591.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	2	nr	51.56	103.12	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	63.99	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	82.56	0.00	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)	25	nr	40.78	1,019.50	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)	3	nr	76.10	228.30	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	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 anodes (Margel) (Provisional Quantity)	146	m2	26.69	3,896.74	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm	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	146	m2	8.32	1,214.72	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth	266	m	4.16	1,106.56	
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					

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	2,590.04 2,359.42 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth	146	m2	15.09	2,203.14	Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	266	m m2	7.55 15.09	2,006.97 0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks	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	150	m	12.00	1,800.00	
Helical bar across cracking brickwork. Generally to every 3rd course.	20	lM	80.00	1,600.00	Historic rate - Carterscroft
Allowance for Chimney Stack repairs	2	Nr	250.00	500.00	
FAÇADE & STRUCTURAL REPAIRS					
			Carried to Summary	£ 35,479.73	
F WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL WALKWAYS Carefully prepare surface of existing asphalt covering , supply and lay new decorative resin floor coating to communal walkways. 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 1m ² (minimum cost applies) per 0.5m ² (over & above the minimum 1m ²) Door Thresholds	31	m2	105.00	3,255.00	TP Group Quote
	3	lM	123.6	370.80	TP Group Quote
	2	nr	21.84	43.68	TP Group Quote
	62	lM	19.10	1,184.20	TP Group Quote
	1	nr	306.00	306.00	TP Group Quote
	3	Nr	33.06	99.18	TP Group Quote
	1	Nr	157.48	157.48	TP Group Quote
	1	Nr	81.74	81.74	TP Group Quote
	4	Nr	33.06	132.24	TP Group Quote
WALKWAYS & BALCONIES			Carried to Summary	£ 5,630.32	
G DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Hand rail Loft Ladder cage Frame/cills Entrance door and screen Eic Skirtings Fascia soffit Hand rail to balcony wall Doors	33	m2	23.13	763.29	Harmonised Rate + net BMI uplift (28.28%)
	83	m2	23.13	1,919.79	Harmonised Rate + net BMI uplift (28.28%)
	33	m2	24.37	804.21	Harmonised Rate + net BMI uplift (28.28%)
	83	m2	24.37	2,022.71	Harmonised Rate + net BMI uplift (28.28%)
	16	m	9.62	153.92	Harmonised Rate
	1	m2	36.07	36.07	Harmonised Rate
	2	m2	36.07	72.14	Harmonised Rate
	19	m	9.62	182.78	Harmonised Rate
	6	m2	36.07	209.21	Harmonised Rate
	2	m2	36.07	64.93	Harmonised Rate

	Frame Entrance door and screen Rwp /soil	34 6 18	m m2 m	9.62 36.07 9.62	327.08 209.21 173.16	Harmonised Rate Harmonised Rate Harmonised Rate
	DECORATIONS			Carried to Summary	£	9,468.51
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Renew cast iron guttering (ogee or half round 150mm) inclusive all joints, fixings, end caps, spigots, etc. to falls	40	lm	55.94	2,237.73	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£	2,237.73
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL DOORSETS					
	Replace composite door to stairwell with suitable Fire Rated Doorset	1	Item		4,000.00	Provisional Allowance
	FED'S					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	Gerda Rates	
	Extra over for glazed fanlight		Nr	538.20	Gerda Rates	
	Provisional allowance for variations arising from doorsets		Nr	750.00	Provisional Allowance	
	FRA					
	Provisional allowance for additional FRA works	1	Item		5,000.00	Provisional Allowance
	Item 7.1.1.1 Firestop electrical intake cupboard and metal conduit in stairwell ceiling area	1	Item		200.00	Provisional Allowance
	Item 7.4.2.1 Install fire door keep locked sign to electrical intake cupboard door	1	Item		50.00	Provisional Allowance
	Renew timber communal loft hatches with fire rated hatches	1	Nr	2,000.00	2,000.00	Provisional Allowance
	Carry out compartmentation works	1	Item		10,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£	23,250.00
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	

Supply 3kva Transformer	1	Nr	95.00	95.00	
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
Install 110v socket (fixed)	1	Nr	35.00	35.00	
Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
M&E					
			Carried to Summary £	1,575.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL
	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		5,000.00
	Provisional allowance for additional roof repairs following survey	1	Item		2,000.00
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00
RISK ITEMS					
			Carried to Summary £	24,500.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL
A	1-15 Manaton				0.00
	GENERALLY				
A	ACCESS TO WORKS AT HEIGHT				35,403.59
B	ROOF REPAIRS				12,871.16
C	WINDOW REPAIRS				1,702.08
D	WINDOW REPAIRS - Provisional Qty's				0.00
E	FAÇADE & STRUCTURAL REPAIRS				35,479.73
F	WALKWAYS & BALCONIES				5,630.32
G	DECORATIONS				9,468.51
H	RAINWATER GOODS				2,237.73
I	FRA WORKS				23,250.00
J	M&E				1,575.66
K	RISK ITEMS				24,500.00
1-15 Manaton			Carried to Section Summary £	152,118.78	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D COMMUNAL DOORS E FAÇADE & STRUCTURAL REPAIRS F BALCONIES & WALKWAYS G DECORATIONS AND REPAIRS H RAINWATER GOODS I FRA WORKS J M&E K RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	58	Item	33.16	1,923.14	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	58	Item	66.32	3,846.27	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		116,500.00	MAC Quote
	Weekly Inspections	10.0	Nr	200.00	2,000.00	
	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 £			127,067.90	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
ng the de	MAIN ROOF COVERINGS - PITCHED	116 58 290 81 322	Nr Im Im Im Im	47.16 132.16 90.00 14.66 20.16	5,470.56 7,665.28 26,100.00 1,180.13 6,491.44	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Star rate Historic Rate Framework - Year 14 BMI Uplift 32.63%
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.					
	SOFFIT & FASCIA					
	Take down defective soffit board Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter 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					Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	664 362	Im Im	49.94 49.94	33,135.19 18,053.31	Historic Rate Tappesfield
C	ROOF REPAIRS	Carried to Summary £			98,095.91	
	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's	2 8 8 8 8 8 3	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	560.00 152.00 128.00 248.00 116.16 840.00 600.00 0.00	Historic rates 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					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.					
	WINDOW REPAIRS	Carried to Summary £			7,894.16	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL DOORSET RENEWALS	1	Item		15,869.00	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.					
COMMUNAL DOORS (PROVISIONAL ALLOWANCE)		Carried to Summary £			15,869.00	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS

CONCRETE REPAIRS						
Surface Preparation						
Jet washing existing concrete		546	m2	3.75	2,047.50	Harmonised Rate + net BMI uplift (32.63%)
Survey						
Carry out visual survey & hammer test to all areas of concrete		546	m2	1.96	1,070.16	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete		546	m2	1.82	993.72	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m ²		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 0.01m ² . (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	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)			nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)			nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)			nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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 0.01m ² . (Provisional Quantity)			nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)			nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)			nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)			nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)			nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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 0.01m ² . (Provisional Quantity)		60	nr	14.26	855.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)		70	nr	26.03	1,822.10	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)		10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)		10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)		10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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 0.01m ² . (Provisional Quantity)		10	nr	20.64	206.40	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)		10	nr	40.78	407.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)		10	nr	64.16	641.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)		10	nr	76.10	761.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)		10	nr	93.50	935.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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		35	m	8.50	297.50	Historic rate - Juniper House

To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	4.16	0.00	
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	8.87	0.00	
Surfaces not exceeding 300mm		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces	520	m2	15.09	7,846.80	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth	26	m	7.55	196.17	
Surfaces not exceeding 300mm		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks	200	nr	12.50	2,500.00	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	120	m	12.00	1,440.00	
Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS			Carried to Summary £	29,850.53	
F WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL STAIRCASES					
Remove existing vinyl & dispose in skip on site	362	m2	33.66	12,184.92	TP Group Quote
Supply and fit latex screed	362.00	m2	17.00	6,154.00	Star Rate
Supply and fit non slip vinyl	362	m2	70.95	25,683.14	Oakhill Rate plus BMI Uplift 40.04%
Supply and fit stair nosing	73	m	52.14	3,806.22	TP Group Quote
PRIVATE BALCONIES					
Remove existing asbestos promenade tiles and dispose of in skip	90	m2	84.00	7,560.00	Phoenix Green Quote
Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	18	m2	33.84	609.12	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	23	Item	250.00	5,750.00	Provisional allowance

	WALKWAYS & BALCONIES					
G	DECORATIONS		Carried to Summary	£	70,814.42	
	PREVIOUSLY PAINTED SURFACES	QTY	UNIT	RATE	TOTAL	COMMENTS
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	360	m2	23.13	8,326.80	Harmonised Rate + net BMI uplift (28.28%)
	Walls	1090	m2	23.13	25,211.70	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	360	m2	24.37	8,773.20	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	1090	m2	24.37	26,563.30	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Balustrade	74	m2	19.23	1,423.02	Harmonised Rate
	Doors	24	m2	19.23	461.52	Harmonised Rate
	Cupboards	42	m2	19.23	807.66	Harmonised Rate
	Windows		m2	19.23	0.00	Harmonised Rate
	Frame/cills		m	9.62	0.00	Harmonised Rate
	Screens	10	m2	19.23	192.30	Harmonised Rate
	door and screen	56	m2	19.23	1,076.88	Harmonised Rate
	Skirtings	436	m	9.62	4,194.32	Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		m	9.62	0.00	Harmonised Rate
	soffit		m	9.62	0.00	Harmonised Rate
	Frame/posts to Pb balustrade	1464	m	9.62	14,083.68	Harmonised Rate
	Rwp	50	m	9.62	481.00	Harmonised Rate
	Ceilings to ground floor flats	144	m2	19.23	2,769.12	Harmonised Rate
	Doors	16	m2	19.23	307.68	Harmonised Rate
	Frame	40	m	9.62	384.80	Harmonised Rate
	Small rail	12	m	9.62	115.44	Harmonised Rate
	Entrance door and screen	14	m2	19.23	269.22	Harmonised Rate
	Meter cupboards	22	no	19.23	423.06	Harmonised Rate
	DECORATIONS		Carried to Summary	£	96,018.54	
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	322	lm	34.02	10,954.31	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	283	lm	38.58	10,918.72	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS		Carried to Summary	£	21,873.03	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					

Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
FRA					
Provisional allowance for compartmentation works					
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 enter the building, firestop the area around pipework. Riser to right hand side (RHS) of flat 26, concrete area around bathroom air extract hose (leads up to fixed flue) is loose and is required to be firestopped. Riser to RHS of flat 34 and riser to left hand side (LHS) of flat 36, both risers require firestopping to the ceiling area at the rear of the riser cupboard. All 2nd floor riser cupboards, ceilings to be made good. Due to the excessive amount of firestopping required a firestopping survey should be carried out and any additional areas identified should be addressed.	1	Item		400.00	Provisional Allowance
Issue 7.1.1.2 Upgrade the ceiling hatches within the communal areas of the building which are of plywood material and will not provide the 60 minute separation required. All ceiling hatches within the communal areas should be upgraded to provide 60 minutes fire resistance (x2 in total). As an interim measure the ceiling hatch located in the end of corridor area next to flats 70 & 72 is not secured, area to be secured. Queried with Maintenance await feedback as at 19/12	1	Item		1,200.00	Provisional Allowance
Issue 7.1.5.1 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. Queried with Maintenance await feedback as at 10/10	1	Item		2,000.00	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

<p>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.</p> <p>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.</p> <p>Issue 7.4.2.2 A 'Fire Door Keep Closed' sign is required to the stairwell doors, x6 in total.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>LOFT SPACE WORKS</p> <p>Provisional allowance for additional firestopping to existing fire breaks and service penetrations</p> <p>FRA WORKS</p>	<p>14</p> <p>12</p> <p>6</p> <p>1</p> <p>1</p> <p>1</p> <p>34</p>	<p>Nr</p> <p>Nr</p> <p>Nr</p> <p>Item</p> <p>Item</p> <p>Item</p> <p>Nr</p>	<p>50.00</p> <p>50.00</p> <p>50.00</p> <p></p> <p></p> <p></p> <p>500.00</p>	<p>700.00</p> <p>600.00</p> <p>300.00</p> <p>10,000.00</p> <p>8,000.00</p> <p>200.00</p> <p>17,000.00</p>	<p>Provisional Allowance</p>		
J M&E		QTY	UNIT	Carried to Summary	£	116,800.00	
COMMUNAL TESTING				TOTAL		COMMENTS	
Landlord EICR's		1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%	
TEMPORARY LIGHTING							

Install 230v supply for 110v transformer	1	Nr	85.00	85.00		
Supply 3kva Transformer	1	Nr	95.00	95.00		
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	7	Nr	105.00	735.00		
Install 110v socket (fixed)	1	Nr	35.00	35.00		
Install L.E.D festoon 110v lighting, suitably clipped per 20lm	7	Nr	160.00	1,120.00		
M&E			Carried to Summary £	2,900.66		
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		30,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		35,000.00	
	Provisional allowance for unforeseen works arising	1	Item		30,000.00	
	Provisional allowance for additional roof repairs following survey	1	Item		14,500.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
	RISK ITEMS			Carried to Summary £	112,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	2-116 Manaton Close				0.00	
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT				127,067.90	
B	ROOF REPAIRS				98,095.91	
C	WINDOW REPAIRS				7,894.16	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)				15,869.00	
E	FAÇADE & STRUCTURAL REPAIRS				29,850.53	
F	WALKWAYS & BALCONIES				70,814.42	
G	DECORATIONS				96,018.54	
H	RAINWATER GOODS				21,873.03	
I	FRA WORKS				116,800.00	
J	M&E				2,900.66	
K	RISK ITEMS				112,000.00	
	2-116 Manaton Close			Carried to Section Summary £	699,184.16	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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	ACCESS TO WORKS AT HEIGHT					
B	ROOF REPAIRS					
C	WINDOW REPAIRS					
D	FAÇADE & STRUCTURAL REPAIRS					
E	WALKWAYS & BALCONIES					
F	DECORATIONS					
G	RAINWATER GOODS					
H	FRA WORKS					
I	M&E					
J	RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	16	Item	33.16	530.52	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	16	Item	66.32	1,061.04	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	29,816.00	29,816.00	MAC Quote
	Weekly Inspections	7.0	Nr	200.00	1,400.00	
	Remove and refix satellite dish - Provisional	8	nr	86.21	689.68	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			33,795.65	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.	32	Nr	47.16	1,509.12	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		16	lm	132.16	2,114.56	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		80	lm	90.00	7,200.00	Star rate
	SOFFIT & FASCIA					
	Take down defective soffit board Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter 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 take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	16	lm	14.66	230.90	Historic Rate Tappesfield
		63	lm	20.16	1,270.06	Framework - Year 14 BMI Uplift 32.63%
		160	lm	49.94	7,990.40	Historic Rate Tappesfield
		97	lm	49.94	4,844.18	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			25,159.22	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	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	1	dwellings	280.00	280.00	Historic rates
		8	Nr	19.00	152.00	Historic rates
		8	Nr	16.00	128.00	Historic rates
		8	Nr	31.00	248.00	Historic rates
		8	Nr	14.52	116.16	Historic rates
		8	Nr	105.00	840.00	Historic rates
			Nr	200.00	0.00	Provisional Allowance
			Nr	200.00	0.00	Provisional Allowance
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.	6	Item	250.00	1,500.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			3,264.16	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	148	m2	3.75	555.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	148	m2	1.96	290.08	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	148	m2	1.82	269.36	Harmonised Rate + net BMI uplift (32.63%)

Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m ²	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 0.01m ² . (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	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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 0.01m ² . (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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 0.01m ² . (Provisional Quantity)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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 0.01m ² . (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity)	82	m ²	26.69	2,188.58	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm	66	lm	26.69	1,761.54	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m ²	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	4.16	0.00	
Surfaces not exceeding 300mm					

Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth		m	8.87	0.00		
Surfaces not exceeding 300mm		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Ditto, to rendered tank rooms & chimneys						
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces	82	m2	15.09	1,237.38	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth	66	m	7.55	497.97		
Surfaces not exceeding 300mm		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Ditto, to rendered tank rooms & chimneys						
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks	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	20	nr	25.00	500.00		
Areas less than 0.25 sqm/joints/perps	50	m	12.00	600.00		
Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
			Carried to Summary	£	11,608.19	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
					COMMENTS	
	COMMUNAL STAIRCASES					
	Remove existing vinyl & dispose in skip on site	190	m2	33.66	6,395.40	TP Group Quote
	Supply and fit latex screed	190.00	m2	17.00	3,230.00	Star Rate
	Supply and fit non slip vinyl	190	m2	70.95	13,480.10	Oakhill Rate plus BMI Uplift 40.04%
	Supply and fit stair nosing	30	m	52.14	1,564.20	TP Group Quote

	PRIVATE BALCONIES	12	Item	250.00	3,000.00	Provisional allowance
	Provisional allowance for asphalt repairs					
	WALKWAYS & BALCONIES			Carried to Summary £	27,669.70	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	211	m2	23.13	4,880.43	Harmonised Rate + net BMI uplift (28.28%)
	Walls	462	m2	23.13	10,686.06	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	211	m2	24.37	5,142.07	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	462	m2	24.37	11,258.94	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Soffits		m2	19.23		Harmonised Rate
	Cladding		m2	19.23		Harmonised Rate
	Fascia	88	lm	9.62	846.56	Harmonised Rate
	Soffit		lm	19.23		Harmonised Rate
	Frame to Pb balustrade	398	lm	9.62	3,828.76	Harmonised Rate
	Brackets		lm	9.62		Harmonised Rate
	Flat entrance door and screen	14	m2	36.07	504.98	Harmonised Rate
	Frame		lm	9.62		Harmonised Rate
	Garage doors		m2	19.23		Harmonised Rate
	Frames	69	lm	9.62	663.78	Harmonised Rate
	cupboard door		m2	19.23		Harmonised Rate
	Frame		lm	9.62		Harmonised Rate
	Skirtings	251	lm	9.62	2,414.62	Harmonised Rate
	Stairwell Railings	14	m2	36.07	504.98	Harmonised Rate
	Beading	32	lm	9.62	307.84	Harmonised Rate
	Sill	21	lm	9.62	202.02	Harmonised Rate
	Balcony Door frames	52	lm	9.62	502.16	Harmonised Rate
	Roof & Service Hatches	11	m2	36.07	396.77	Harmonised Rate
	Electric Cupboard	18	no.	19.23	346.14	Harmonised Rate
	Fire/Service Doors	50	m2	36.07	1,803.50	Harmonised Rate
	Bargeboard	88	lm	9.62	846.56	Harmonised Rate
	DECORATIONS			Carried to Summary £	45,136.17	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	63	lm	34.02	2,143.26	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	80	lm	22.39	1,791.20	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	3,934.46	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					

<p>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.</p> <p>FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide</p> <p>Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,</p> <p>FRA</p> <p>Provisional allowance for compartmentation works</p> <p>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.</p> <p>Issue 7.2.9.1 install a cross corridor door in the following locations: Ground floor - Should be positioned 7.5m away from the furthest FEDs - Flats 17 & 19. 1st floor - Should be positioned 7.5m away from the furthest FEDs - Flats 37 & 39. 2nd floor - Should be positioned 7.5m away from the furthest FEDs - Flats 41 & 43. X3 doors in total.</p> <p>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, permanent open vent etc.</p> <p>LOFT SPACE WORKS</p> <p>Provisional allowance for additional firestopping to existing fire breaks and service penetrations</p>	<p>Nr</p> <p>Nr</p> <p>Nr</p> <p>1</p> <p>18</p> <p>3</p> <p>1</p> <p>6</p>	<p>1,950.23</p> <p>1,147.59</p> <p>100.00</p> <p>Item</p> <p>Nr</p> <p>Nr</p> <p>Nr</p> <p>Nr</p>	<p>Gerda Rates</p> <p>Gerda Rates</p> <p>15,000.00</p> <p>350.00</p> <p>9,255.00</p> <p>27,765.00</p> <p>37,584.80</p> <p>500.00</p>	<p>Provisional Allowance</p> <p>Provisional Allowance</p> <p>Historic Rates</p> <p>Historic Rates</p> <p>Provisional Allowance</p>		
FRA WORKS				Carried to Summary £	89,649.80	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
<p>COMMUNAL TESTING</p> <p>Landlord EICR's</p> <p>TEMPORARY LIGHTING</p> <p>Install 230v supply for 110v transformer</p> <p>Supply 3kva Transformer</p> <p>Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm</p> <p>Install 110v socket (fixed)</p> <p>Install L.E.D festoon 110v lighting, suitably clipped per 20lm</p>	<p>1</p> <p>1</p> <p>1</p> <p>2</p> <p>1</p> <p>2</p>	<p>Item</p> <p>Nr</p> <p>Nr</p> <p>Nr</p> <p>Nr</p>	<p>830.66</p> <p>85.00</p> <p>95.00</p> <p>105.00</p> <p>35.00</p> <p>160.00</p>	<p>830.66</p> <p>85.00</p> <p>95.00</p> <p>210.00</p> <p>35.00</p> <p>320.00</p>	<p>Framework - Year 14 BMI Uplift 32.63%</p>	
M&E				Carried to Summary £	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	

Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
Provisional allowance for unforeseen works arising	1	Item		5,000.00	
Provisional allowance for additional roof repairs following survey	1	Item		4,000.00	
Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
RISK ITEMS				Carried to Summary £ 21,500.00	
SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS

	17-51 Manaton Close				
	GENERALLY			0.00	
A	ACCESS TO WORKS AT HEIGHT			33,795.65	
B	ROOF REPAIRS			25,159.22	
C	WINDOW REPAIRS			3,264.16	
D	FAÇADE & STRUCTURAL REPAIRS			11,608.19	
E	WALKWAYS & BALCONIES			27,669.70	
F	DECORATIONS			45,136.17	
G	RAINWATER GOODS			3,934.46	
H	FRA WORKS			89,649.80	
I	M&E			1,575.66	
J	RISK ITEMS			21,500.00	
17-51 Manaton Close		Carried to Section Summary	£	263,293.02	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	67-89 Manaton Close 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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS	23	Item	33.16	762.62	Framework - Year 14 BMI Uplift 32.63%
	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.	1	Item	99.47	99.47	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.					
	Weekly Inspections	8.0	Nr	200.00	1,600.00	MAC Quote
	Remove and refix satellite dish - Provisional					
	ACCESS TO WORKS AT HEIGHT	Carried to Summary £			35,387.80	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.	46	Nr	47.16	2,169.36	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		23	lm	132.16	3,039.68	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		115	lm	90.00	10,350.00	Star rate
	SOFFIT & FASCIA					
	Take down defective asbestos soffit board	75	Item	14.66	1,095.84	
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	299	lm	20.16	6,027.77	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	230	lm	49.94	11,486.20	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	92	lm	49.94	4,594.48	Historic Rate Tappesfield
	ROOF REPAIRS			Carried to Summary £	38,763.32	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	1	dwellings	280.00	280.00	Historic rates
	Renew trickle vent	4	Nr	19.00	76.00	Historic rates
	Renew handle	4	Nr	16.00	64.00	Historic rates
	Renew hinges	4	Nr	31.00	124.00	Historic rates
	Renew restrictor	4	Nr	14.52	58.08	Historic rates
	Renew tilt and turn top hinge	4	Nr	105.00	420.00	Historic rates
	Mastic renewal	1	Item	200.00	200.00	Provisional Allowance
	Glazing replacement		Item	200.00	0.00	Provisional Allowance
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.	9	Item	250.00	2,250.00	Provisional Allowance
	WINDOW REPAIRS			Carried to Summary £	3,472.08	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	181	m2	3.75	678.75	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	55	m2	1.96	107.80	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	55	m2	1.82	100.10	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	0	nr	10.44	0.00	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	4	nr	20.56	82.24	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity)	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	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.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity)	56	m2	26.69	1,494.64	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm	126	lm	26.69	3,362.94	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		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	4.16	0.00	
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					

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		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth	55	m	8.87	0.00	Harmonised Rate + net BMI uplift (32.63%)
		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
			15.09	829.95	Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	126	m m2	7.55 15.09	950.67 0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks	30	nr	12.50	375.00	Historic rate - Juniper House
Rake out and repoint defective pointing	20	m2	35.00	700.00	Historic rate - Carterscroft
Areas >0.5 sqm	30	nr	25.00	750.00	
Areas 0.25-0.5 sqm	50	m	12.00	600.00	
Areas less than 0.25 sqm/joints/perps		lm	80.00	0.00	Historic rate - Carterscroft
Helical bar across cracking brickwork. Generally to every 3rd course.					
FAÇADE & STRUCTURAL REPAIRS			Carried to Summary	£ 12,114.89	
E WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
Remove existing spartan tiles and dispose of in skip	45	m2	7.85	353.16	TP Group Quote
Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	9	m2	33.84	304.56	TP Group Quote
Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	3	nr	1511.17	4,533.51	TP Group Quote
Provisional allowance for asphalt repairs	6	Item	500.00	3,000.00	Provisional allowance
WALKWAYS & BALCONIES			Carried to Summary	£ 8,191.23	
F DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
Prepare and redecorate previously decorated surfaces within communal areas					
PREVIOUSLY PAINTED SURFACES					
TOR (Preparation and Painting)					
Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
General Decorations					
Soffits		m2	19.23		Harmonised Rate
Cladding		m2	19.23		Harmonised Rate
Fascia	80	lm	9.62	769.60	Harmonised Rate
Soffit Board	12	m2	19.23	230.76	Harmonised Rate
Frame to Pb balustrade	82	lm	9.62	788.84	Harmonised Rate
Brackets		lm	9.62		Harmonised Rate
Flat entrance door		m2	36.07		Harmonised Rate
Side screen		m2	36.07		Harmonised Rate
Frame		lm	9.62		Harmonised Rate
Garage doors	8	m2	19.23	153.84	Harmonised Rate
Frames	12	lm	9.62	115.44	Harmonised Rate
cupboard door	6	m2	19.23	115.38	Harmonised Rate
Frames	52	lm	9.62	500.24	Harmonised Rate
Binstore Doors	10	m2	36.07	360.70	Harmonised Rate
Binstore Door Frames	5	lm	9.62	48.10	Harmonised Rate
Electric Cupboards	12	no	19.23	230.76	Harmonised Rate
RWP	45	lm	9.62	432.90	Harmonised Rate
Metal Service Box	5	m2	9.62	48.10	Harmonised Rate
Bargeboard	122	lm	9.62	1,173.64	Harmonised Rate

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

	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary £	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		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	
	Provisional allowance for additional roof repairs following survey	1	Item		5,750.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
	RISK ITEMS			Carried to Summary £	23,250.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	67-89 Manaton Close				0.00	
	GENERALLY				35,387.80	
A	ACCESS TO WORKS AT HEIGHT				38,763.32	
B	ROOF REPAIRS				3,472.08	
C	WINDOW REPAIRS				12,114.89	
D	FAÇADE & STRUCTURAL REPAIRS				8,191.23	
E	WALKWAYS & BALCONIES				6,391.32	
F	DECORATIONS				10,914.42	
G	RAINWATER GOODS				18,500.00	
H	FRA WORKS				1,575.66	
I	M&E				23,250.00	
J	RISK ITEMS					
	67-89 Manaton Close			Carried to Section Summary £	158,560.72	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW & DOOR WORKS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT					
	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. Allow for removal from site of all debris arising from the works.	QTY	UNIT	RATE	TOTAL	COMMENTS
		102	Item	33.16	3,382.07	Framework - Year 14 BMI Uplift 32.63%
		102	Item	66.32	6,764.13	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		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	170,922.20	170,922.20	MAC Quote
	Weekly Inspections	17.0	Nr	200.00	3,400.00	
	Remove and refix satellite dish - Provisional	51	nr	86.21	4,396.68	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT	Carried to Summary £			189,163.50	
B	ROOF REPAIRS					
	MAIN ROOF COVERINGS - PITCHED Patches over 0.5 but not exceeding 1m2.	QTY	UNIT	RATE	TOTAL	COMMENTS
		102	Nr	47.16	4,810.32	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%

<p>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 broken or missing zinc ridge to match; remove debris. ng the detectors.</p> <p>SOFFIT & FASCIA</p> <p>Take down defective asbestos soffit board to roofline and balconies</p> <p>Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like</p> <p>Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like</p> <p>take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like</p>	51	Im	132.16	6,740.16	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%	
	204	Im	90.00	18,360.00	Star rate	
	109	Item	14.66	1,590.61		
	434	Im	20.16	8,749.34	Framework - Year 14 BMI Uplift 32.63%	
	772	Im	49.94	38,553.68	Historic Rate Tappesfield	
	338	Im	49.94	16,879.72	Historic Rate Tappesfield	
	ROOF REPAIRS			Carried to Summary £	95,683.83	
C	WINDOW & DOOR WORKS	QTY	UNIT	RATE	TOTAL	
	WINDOW REPAIRS - Provisional Qty's				COMMENTS	
	Clean, ease and adjust windows	3	dwellings	280.00	840.00	Historic rates
	Renew trickle vent	16	Nr	19.00	304.00	Historic rates
	Renew handle	16	Nr	16.00	256.00	Historic rates
	Renew hinges	16	Nr	31.00	496.00	Historic rates
	Renew restrictor	16	Nr	14.52	232.32	Historic rates
	Renew tilt and turn top hinge	16	Nr	105.00	1,680.00	Historic rates
	Mastic renewal	2	Item	200.00	400.00	Provisional Allowance
	Glazing replacement		Item	200.00	0.00	Provisional Allowance
	COMMUNAL WINDOW REPAIRS					
	Provisional allowance to overhaul communal windows	60	Nr	75.00	4,500.00	Provisional Allowance
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.	36	Item	250.00	9,000.00	Provisional Allowance
	BIRD SPIKES					
	Supply and fit fire rated bird spikes to windows	284	nr	50.00	14,200.00	Provisional Allowance
	WINDOW & DOOR WORKS			Carried to Summary £	31,908.32	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS
	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.					
	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)			Carried to Summary £	0.00	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS

CONCRETE REPAIRS					
Surface Preparation					
Jet washing existing concrete	615	m2	3.75	2,306.25	Harmonised Rate + net BMI uplift (32.63%)
Survey					
Carry out visual survey & hammer test to all areas of concrete	615	m2	1.96	1,205.40	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	615	m2	1.82	1,119.30	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	205	nr	10.44	2,140.20	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	5	nr	20.56	102.80	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity)	200	nr	14.26	2,852.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	350	nr	26.03	9,110.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	25	nr	39.46	986.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm. Not exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64	103.20	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78	203.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16	320.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10	380.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50	467.50	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	25	m	8.50	212.50	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate

Corrosion Inhibitor Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm Surfaces not exceeding 300mm 2/Lin.m		m2 lm	26.69 26.69	0.00 0.00	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	589 26	m2 m m2	8.32 4.16 8.32	4,900.48 108.16 0.00	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	589 26	m2 m m2	17.74 8.87 17.74	10,448.86 230.62 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)

Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	589 26	m2 m m2	15.09 7.55 15.09	8,888.01 196.17 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks	220	nr	12.50	2,750.00	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	40 150 250	m2 nr m	35.00 25.00 12.00	1,400.00 3,750.00 3,000.00	Historic rate - Carterscroft
Helical bar across cracking brickwork. Generally to every 3rd course.	10	lm	80.00	800.00	Historic rate - Carterscroft
BIRD NETTING					
Supply and fit fire rated bird netting to private balcony areas	52	nr	276.60	14,383.20	Historic rate - Brookstone
FAÇADE & STRUCTURAL REPAIRS					
F WALKWAYS & BALCONIES				Carried to Summary £	74,541.20
COMMUNAL STAIRCASES	378 378.00	m2 m2 m2 m	33.66 17.00 70.95 52.14	12,723.48 6,426.00 26,818.31 10,010.88	TP Group Quote Star Rate Oakhill Rate plus BMI Uplift 40.04% TP Group Quote
Remove existing vinyl & dispose in skip on site Supply and fit latex screed Supply and fit non slip vinyl Supply and fit stair nosing	378 192	Item	250.00	13,000.00	Provisional allowance
PRIVATE BALCONIES					
Provisional allowance for asphalt repairs	52	Item	250.00	13,000.00	Provisional allowance
WALKWAYS & BALCONIES				Carried to Summary £	68,978.67
G DECORATIONS				Carried to Summary £	68,978.67
PREVIOUSLY PAINTED SURFACES	1178 3409 1178 3409	m2 m2 m2 m2	23.13 23.13 24.37 24.37	27,247.14 78,850.17 28,707.86 83,077.33	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%)
Prepare and redecorate previously decorated surfaces within communal areas	139 72 70	m2 m2 m2	19.23 9.62 19.23	2,672.97 692.64 1,346.10	Harmonised Rate Harmonised Rate Harmonised Rate
TOR (Preparation and Painting)					
Ceilings Walls Strip ceiling surfaces Strip wall surfaces	1178 3409 1178 3409	m2 m2 m2 m2	24.37 24.37	28,707.86 83,077.33	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%)
General Decorations					
Balustrade Doors Cupboards Windows Frame/cills Entrance door and screen meter cupboards Skirtings Cladding Fascia soffit Frame to Pb balustrade Brackets	50 104 1475 8 420 98	m2 m2 m m2 m m m m m m m	19.23 19.23 9.62 19.23 19.23 9.62 19.23 19.23 9.62 9.62 9.62 9.62	961.50 1,999.92 14,189.50 153.84 0.00 0.00 0.00 0.00 0.00 4,040.40 942.76	Harmonised Rate Harmonised Rate

Louvre doors	20	m2	9.62	192.40	Harmonised Rate
Small rail	75	m	9.62	721.50	Harmonised Rate
Security grill	34	m2	19.23	653.82	Harmonised Rate
Doors	9	m2	19.23	173.07	Harmonised Rate
Frame	45	m	9.62	432.90	Harmonised Rate
Entrance door and screen	50	m2	19.23	961.50	Harmonised Rate
DECORATIONS				248,017.32	
H RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	434	lm	34.02	14,764.50	Framework - Year 14 BMI Uplift 32.63%
Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	399	lm	38.58	15,394.24	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS				30,158.75	
I FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
FED's					
Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.	1	Nr	1,950.23	1,950.23	Gerda Rates
Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	1	Nr	100.00	100.00	Provisional Allowance
FRA					
Provisional allowance for additional FRA works	1	Item		15,000.00	Provisional Allowance
Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and second floor corridors, x41 doors in total. Door stops are required to be 25mm thick timber. Install top door stop to the first floor electrical intake room located next to the stair at the rear of the building in the corridor which houses flats 95-101.	50	Nr	50.00	2,500.00	Provisional Allowance
Item 7.7.13.1 Provide dwelling location signage within the ground floor main entrance lobby leading to stairwell 5, located to the right hand (west) side of the building and on each upper floor landing of said stairwell.	1	Nr	50.00	50.00	Provisional Allowance
Item 7.4.2.1 The electrical intake located within the first floor corridor housing flats 141-155, the cupboard next to it, housing electrical meters and second floor stairwell door, providing access to flats 189-203, on corridor side of door, are required to have a 'fire door keep locked' sign installed, x3 doors in total.	3	Nr	50.00	150.00	Provisional Allowance
Item 7.4.1.4 signage	10	Nr	50.00	500.00	Provisional Allowance
Item 7.4.1.3 signage	15	Nr	50.00	750.00	Provisional Allowance
Item 7.4.1.2 signage	18	Nr	50.00	900.00	Provisional Allowance

<p>Item 7.4.1.1 signage</p> <p>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.</p> <p>Item 7.2.4.1 Replace the electrical meter housings with housing (and viewing panels) which will provide 30 minutes fire resistance</p> <p>Renew timber communal loft hatches with fire rated hatches</p> <p>Carry out compartmentation works as per cablesheer reports</p> <p>Provisional allowance for compartmentation to garages</p> <p>LOFT SPACE WORKS</p> <p>Provisional allowance for additional firestopping to existing fire breaks and service penetrations</p>	<p>20</p> <p>1</p> <p>70</p> <p>21</p> <p>1</p> <p>10</p> <p>36</p>	<p>Nr</p> <p>item</p> <p>Nr</p> <p>Nr</p> <p>Item</p> <p>Item</p> <p>Nr</p>	<p>50.00</p> <p></p> <p>400.00</p> <p>1,500.00</p> <p>76,657.74</p> <p>1,000.00</p> <p>500.00</p>	<p>1,000.00</p> <p>1,500.00</p> <p>28,000.00</p> <p>31,500.00</p> <p>76,657.74</p> <p>10,000.00</p> <p>18,000.00</p>	Provisional Allowance	
FRA WORKS				Carried to Summary	£ 188,557.97	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL TESTING						
Landlord EICR's		1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
TEMPORARY LIGHTING						
Install 230v supply for 110v transformer		1	Nr	85.00	85.00	
Supply 3kva Transformer		1	Nr	95.00	95.00	
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm		25	Nr	105.00	2,625.00	
Install 110v socket (fixed)		1	Nr	35.00	35.00	
Install L.E.D festoon 110v lighting, suitably clipped per 20lm		25	Nr	160.00	4,000.00	
M&E				Carried to Summary	£ 7,670.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
Asbestos removal		1	Item		30,000.00	
Additional works identified on site following further investigation, surveys and access to works at height		1	Item		25,000.00	
Provisional allowance for unforeseen works arising		1	Item		25,000.00	
Provisional allowance for additional roof repairs following survey		1	Item		25,500.00	
Provisional allowance for windows once on site or notified by residents		1	Item		2,500.00	
RISK ITEMS				Carried to Summary	£ 108,000.00	
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
1-203 Wivenhoe						

	GENERALLY			0.00
A	ACCESS TO WORKS AT HEIGHT			189,163.50
B	ROOF REPAIRS			95,683.83
C	WINDOW & DOOR WORKS			31,908.32
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)			0.00
E	FAÇADE & STRUCTURAL REPAIRS			74,541.20
F	WALKWAYS & BALCONIES			68,978.67
G	DECORATIONS			248,017.32
H	RAINWATER GOODS			30,158.75
I	FRA WORKS			188,557.97
J	M&E			7,670.66
K	RISK ITEMS			108,000.00
1-203 Wivenhoe		Carried to Section Summary	£	1,042,680.21

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	1-203 Wivenhoe SHU 1-203 Wivenhoe Close Sheltered Housing Unit is a large block comprising a mixture of Sheltered Units. GENERALLY The works in this section comprise the following:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I RISK ITEMS					
A	ACCESS TO WORKS AT HEIGHT					
B	ROOF REPAIRS					
C	WINDOW REPAIRS					
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Mastic renewal Glazing replacement		dwellings Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 200.00 200.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00	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					
	ng the detectors.					
	FAÇADE & STRUCTURAL REPAIRS					
E	WALKWAYS & BALCONIES					
	COMMUNAL FLOORING					

	Remove existing vinyl & dispose in skip on site Supply and fit latex screed Supply and fit non slip vinyl Supply and fit stair nosing	126 126.00 126 64	m2 m2 m2 m	33.66 17.00 70.95 52.14	4,241.16 2,142.00 8,939.44 3,336.96	TP Group Quote Star Rate Oakhill Rate plus BMI Uplift 40.04% TP Group Quote
WALKWAYS & BALCONIES		Carried to Summary £			18,659.56	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings Walls Strip ceiling surfaces Strip wall surfaces	50 220 50 220	m2 m2 m2 m2	23.13 23.13 24.37 24.37	1,156.50 5,088.60 1,218.50 5,361.40	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%)
	General Decorations					
	Skirtings	115	m	9.62	1,106.30	Harmonised Rate
DECORATIONS		Carried to Summary £			13,931.30	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	RAINWATER GOODS				0.00	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,					
	FRA					
	Provisional allowance for compartmentation works to communal areas	1	Item	1,950.23 100.00	30,000.00	Provisional Allowance
FRA WORKS		Carried to Summary £			30,000.00	
I	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
RISK ITEMS		Carried to Summary £			12,500.00	

	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	1-203 Wivenhoe SHU				0.00	
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				0.00	
B	ROOF REPAIRS				0.00	
C	WINDOW REPAIRS				1,500.00	
D	FAÇADE & STRUCTURAL REPAIRS				0.00	
E	WALKWAYS & BALCONIES				18,659.56	
F	DECORATIONS				13,931.30	
G	RAINWATER GOODS				0.00	
H	FRA WORKS				30,000.00	
i	RISK ITEMS				12,500.00	
1-203 Wivenhoe SHU		Carried to Section Summary			76,590.86	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. 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.	26	Item	33.16	862.10	Framework - Year 14 BMI Uplift 32.63%
		26	Item	66.32	1,724.19	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		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		73,788.60	MAC Quote
	Weekly Inspections	13.0	Nr	200.00	2,600.00	
	Remove and refix satellite dish - Provisional	13	nr	86.21	1,120.72	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary			80,394.03	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing ridge slate with slate to match; remove debris. Make good and bed new slate to retained work.	52	Nr	47.16	2,452.32	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		26	Im	132.16	3,436.16	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		130	Im	90.00	11,700.00	Star rate
ng the detectors.	SOFFIT & FASCIA					
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	188	Im	20.16	3,790.03	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	248	Im	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	Im	49.94	2,996.40	Historic Rate Tappesfield
	ROOF REPAIRS			Carried to Summary £	36,760.03	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	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	1	dwellings	280.00	0.00	Historic rates
			Nr	19.00	0.00	Historic rates
			Nr	16.00	0.00	Historic rates
			Nr	31.00	0.00	Historic rates
			Nr	14.52	0.00	Historic rates
			Nr	105.00	0.00	Historic rates
			Item	200.00	200.00	Provisional Allowance
			Item	200.00	0.00	Provisional Allowance
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.	10	Item	250.00	2,500.00	Provisional Allowance
	WINDOW REPAIRS			Carried to Summary £	2,700.00	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	262	m2	3.75	982.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	262	m2	1.96	513.52	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	262	m2	1.82	476.84	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	786	nr	10.44	8,205.84	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 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.	25	nr	14.26	356.50	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)	30	nr	26.03	780.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 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	20	m	8.50	170.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		m	4.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys		m2 m m2	17.74 8.87 17.74	0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)	
	Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic 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	2,263.50 845.04 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)	
	BRICKWORK CLEANING AND REPAIRS						
	Carry out repairs to defective bricks Rake out and repoint defective pointing Areas >0.5 sqm Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	90 10 20 50	nr m2 nr m	12.50 35.00 25.00 12.00	1,125.00 350.00 500.00 600.00	Historic rate - Juniper House Historic rate - Carterscroft Historic rate - Carterscroft	
	Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft	
	FAÇADE & STRUCTURAL REPAIRS			Carried to Summary £	19,204.41		
E	WALKWAYS & BALCONIES		QTY	UNIT	RATE	TOTAL	COMMENTS
	PRIVATE BALCONIES						
	Provisional allowance for asphalt repairs		10	Item	250.00	2,500.00	Provisional allowance
	WALKWAYS & BALCONIES			Carried to Summary £	2,500.00		
F	DECORATIONS		QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES						
	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces			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%)
	General Decorations Cladding Fascia soffit Frame/posts to Pb balustrade Rwp Small rail Ceilings to ground floor flats Doors Frame Meter cupboards		12 1302 82 15 362 20 50 24	m2 m m m m2 m2 m no	19.23 9.62 9.62 9.62 19.23 19.23 9.62 19.23	230.76 12,525.24 788.84 144.30 6,961.26 384.60 481.00 461.52	Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	DECORATIONS			Carried to Summary £	21,977.52		
G	RAINWATER GOODS		QTY	UNIT	RATE	TOTAL	

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	188	Im	34.02	6,395.68	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	137	Im	38.58	5,285.74	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	11,681.43	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.	3	Nr	1,950.23	5,850.69	Gerda Rates
	FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide	3	Nr	1,147.59	3,442.77	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	3	Nr	100.00	300.00	Provisional Allowance
	FRA					
	Provisional allowance for compartmentation works	1	Item		10,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	8	Nr	1,000.00	8,000.00	Provisional Allowance
	Issue 7.4.2.1 Install a 'fire door keep locked shut' sign to the heating riser cupboards wooden doors (x7) and to the metal electrical intake doors (x1), x8 doors in total.	8	Nr	50.00	400.00	Provisional Allowance
	Issue 7.4.3.1 A fire action notice is required to be installed to the left hand side of the building, install on the external wall to the right hand side of the door providing access to flats 72-82, located to the left of 52.	1	Nr	50.00	50.00	Provisional Allowance
	Issue 7.4.4.1 Install no smoking sign on the ground floor at the entrance points at either entrance end of the building undercroft area, preferably next to the fire action notices.	1	Nr	50.00	50.00	Provisional Allowance
	Issue 7.8.1.2 Install an intumescent cat flap to the maisonette entry door to maisonette 52, x1 in total.	1	Item		100.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	26	Nr	500.00	13,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	41,193.46	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					

Install 230v supply for 110v transformer	1	Nr	85.00	85.00		
Supply 3kva Transformer	1	Nr	95.00	95.00		
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	4	Nr	105.00	420.00		
Install 110v socket (fixed)	1	Nr	35.00	35.00		
Install L.E.D festoon 110v lighting, suitably clipped per 20lm	4	Nr	160.00	640.00		
M&E			Carried to Summary £	2,105.66		
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		10,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	Provisional allowance for additional roof repairs following survey	1	Item		6,500.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
	RISK ITEMS			Carried to Summary £	34,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	2-52 Wivenhoe Close				0.00	
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT				80,394.03	
B	ROOF REPAIRS				36,760.03	
C	WINDOW REPAIRS				2,700.00	
D	FAÇADE & STRUCTURAL REPAIRS				19,204.41	
E	WALKWAYS & BALCONIES				2,500.00	
F	DECORATIONS				21,977.52	
G	RAINWATER GOODS				11,681.43	
H	FRA WORKS				41,193.46	
I	M&E				2,105.66	
J	RISK ITEMS				34,000.00	
	2-52 Wivenhoe Close			Carried to Section Summary £	252,516.54	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS	15	Item	33.16	497.36	Framework - Year 14 BMI Uplift 32.63%
	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.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	36,241.00	36,241.00	MAC Quote
	Weekly Inspections	9.0	Nr	200.00	1,800.00	
	Remove and refix satellite dish - Provisional	7.50	nr	86.21	646.57	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary £			40,478.08	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.	30	Nr	47.16	1,414.80	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		15	lm	132.16	1,982.40	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		75	lm	90.00	6,750.00	Star rate
	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 and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	140	lm	49.94	6,991.60	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	20	lm	49.94	998.80	Historic Rate Tappesfield
	ROOF REPAIRS			Carried to Summary £	20,567.73	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	2	dwellings	280.00	560.00	Historic rates
	Renew trickle vent	8	Nr	19.00	152.00	Historic rates
	Renew handle	8	Nr	16.00	128.00	Historic rates
	Renew hinges	8	Nr	31.00	248.00	Historic rates
	Renew restrictor	8	Nr	14.52	116.16	Historic rates
	Renew tilt and turn top hinge	8	Nr	105.00	840.00	Historic rates
	Mastic renewal	3	Item	200.00	600.00	Provisional Allowance
	Glazing replacement		Item	200.00	0.00	Provisional Allowance
	COMMUNAL WINDOW REPAIRS					
	Provisional allowance to overhaul communal windows	15	Nr	75.00	1,125.00	
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.	6	Item	250.00	1,500.00	Provisional Allowance
	WINDOW REPAIRS			Carried to Summary £	5,269.16	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	171	m2	3.75	641.25	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	171	m2	1.96	335.16	Harmonised Rate + net BMI uplift (32.63%)

Carry out full cover meter survey to all areas of concrete	171	m2	1.82	311.22	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m ²	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 0.01m ² . (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	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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 0.01m ² . (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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 0.01m ² . (Provisional Quantity)	50	nr	14.26	713.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)	75	nr	26.03	1,952.25	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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 0.01m ² . (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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	30	m	8.50	255.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					

Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth		m	4.16	0.00		
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Ditto, to rendered tank rooms & chimneys						
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth		m	8.87	0.00		
Surfaces not exceeding 300mm		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Ditto, to rendered tank rooms & chimneys						
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces	130	m2	15.09	1,961.70	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth	41	m	7.55	309.35		
Surfaces not exceeding 300mm		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Ditto, to rendered tank rooms & chimneys						
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks	100	nr	12.50	1,250.00	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	50	m2	35.00	1,750.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	100	nr	25.00	2,500.00		
Areas less than 0.25 sqm/joints/perps	100	m	12.00	1,200.00		
Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
					Carried to Summary £ 15,808.78	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL STAIRCASES					
	Remove existing vinyl & dispose in skip on site	126	m2	33.66	4,241.16	TP Group Quote
	Supply and fit latex screed	126.00	m2	17.00	2,142.00	Star Rate
	Supply and fit non slip vinyl	126	m2	70.95	8,939.44	Oakhill Rate plus BMI Uplift 40.04%
	Supply and fit stair nosing	64	m	52.14	3,336.96	TP Group Quote
	PRIVATE BALCONIES					
	Provisional allowance for asphalt repairs	9	Item	250.00	2,250.00	Provisional allowance
WALKWAYS & BALCONIES					Carried to Summary £ 20,909.56	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	150	m2	23.13	3,469.50	Harmonised Rate + net BMI uplift (28.28%)
	Walls	503	m2	23.13	11,634.39	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	150	m2	24.37	3,655.50	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	503	m2	24.37	12,258.11	Harmonised Rate + net BMI uplift (28.28%)
General Decorations						
	Doors	16	m2	19.23	311.53	Harmonised Rate
	Cupboards	7	m2	19.23	138.46	Harmonised Rate
	Windows		m2	36.07	0.00	Harmonised Rate

Frame/cills Skirtings Fascia soffit Frame to Pb balustrade Brackets Boarded soffit Frames Doors Frame Windows	228 56 28 12 7 20 2	m m m m m2 m m2 m m2	9.62 9.62 9.62 9.62 19.23 9.62 19.23 9.62 36.07	0.00 2,193.36 0.00 0.00 538.72 269.36 0.00 115.44 138.46 192.40 86.57	Harmonised Rate Harmonised Rate	
DECORATIONS						
		Carried to Summary £			35,001.79	
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, leaf guards and the like	102	lm	34.02	3,470.00 Framework - Year 14 BMI Uplift 32.63%	
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	103	lm	38.58	3,973.95 Framework - Year 14 BMI Uplift 32.63%	
	RAINWATER GOODS			Carried to Summary £	7,443.95	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	FRA					
	Item 7.1.1.1 Provide fire stopping to the main entrance first floor riser ceiling/floor area of second floor electrical fuseboard intake, area to be firestopped is towards the rear wall where metal trunking and seven black metal conduits pass through the ceiling/floor area and is approximately 13cm x 130cm in size and can be firestopped using sand and cement throughout its depth, x1 area in total.	1	Item		100.00	Provisional Allowance
	Item 7.1.3.1 Replace all ducting installed between the bathroom extract units and the fixed metal flues installed within the communal heating cupboards and all those which connect internally of the building to a fixed metal flue. Connecting ducting is required to be fire resistant or install intumescent collars should be installed.	1	Item			See Internals Tab
	Item 7.2.4.1 Upgrade the second floor electrical meter housings so that they provide 30 minutes fire resistance, electrical meter housings for flats 72-82, x6 in total. Please note that when replaced residents are to be reminded that the electrical meter housings are required to be kept locked.	6	Nr	350.00	2,100.00	Provisional Allowance

<p>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.</p> <p>Item 7.2.9.1 Install a cross corridor door in-between flats 76 & 78, door to be installed to be a FD30S SC door.</p> <p>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.</p> <p>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.</p> <p>Provisional allowance for additional FRA works</p> <p>Carry out compartmentation works as per cablesheer reports</p> <p>LOFT SPACE WORKS</p> <p>Provisional allowance for additional firestopping to existing fire breaks and service penetrations</p>	<p>2</p> <p>1</p> <p>5</p> <p>6</p> <p>1</p> <p>1</p> <p>6</p>	<p>Nr</p> <p>Item</p> <p>Nr</p> <p>Nr</p> <p>Item</p> <p>Item</p> <p>Nr</p>	<p>167.97</p> <p></p> <p>50.00</p> <p>50.00</p> <p></p> <p></p> <p>500.00</p>	<p>335.94</p> <p>5,000.00</p> <p>250.00</p> <p>300.00</p> <p>3,000.00</p> <p>5,130.00</p> <p>3,000.00</p>	<p>Gerda Rates</p> <p>Provisional Allowance</p> <p>Provisional Allowance</p> <p>Provisional Allowance</p> <p>Provisional Allowance</p> <p>Phoenix Green Quote</p> <p>Provisional Allowance</p>		
FRA WORKS				Carried to Summary	£ 19,215.94		
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS	
<p>COMMUNAL TESTING</p> <p>Landlord EICR's</p> <p>TEMPORARY LIGHTING</p> <p>Install 230v supply for 110v transformer</p> <p>Supply 3kva Transformer</p> <p>Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm</p> <p>Install 110v socket (fixed)</p> <p>Install L.E.D festoon 110v lighting, suitably clipped per 20lm</p>	<p>1</p> <p></p> <p>1</p> <p>1</p> <p>1</p> <p>3</p> <p>1</p> <p>3</p>	<p>Item</p> <p></p> <p>Nr</p> <p>Nr</p> <p>Nr</p> <p>Nr</p> <p>Nr</p> <p>Nr</p>	<p>830.66</p> <p></p> <p>85.00</p> <p>95.00</p> <p>105.00</p> <p>315.00</p> <p>35.00</p> <p>160.00</p>	<p>830.66</p> <p></p> <p>85.00</p> <p>95.00</p> <p>315.00</p> <p>35.00</p> <p>35.00</p> <p>480.00</p>	<p>Framework - Year 14 BMI Uplift 32.63%</p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>	<p>830.66</p> <p></p> <p>85.00</p> <p>95.00</p> <p>315.00</p> <p>35.00</p> <p>35.00</p> <p>480.00</p>	
M&E				Carried to Summary	£ 1,840.66		
j	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS	
<p>Additional asbestos removal</p> <p>Additional works identified on site following further investigation, surveys and access to works at height</p> <p>Provisional allowance for unforeseen works arising</p> <p>Provisional allowance for additional roof repairs following survey</p> <p>Provisional allowance for windows once on site or notified by residents</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>	<p>Item</p> <p>Item</p> <p>Item</p> <p>Item</p> <p>Item</p>		<p>5,000.00</p> <p>10,000.00</p> <p>5,000.00</p> <p>3,750.00</p> <p>2,500.00</p>			
RISK ITEMS				Carried to Summary	£ 26,250.00		
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS	

54-82 Wivenhoe				0.00
GENERALLY				
A ACCESS TO WORKS AT HEIGHT				40,478.08
B ROOF REPAIRS				20,567.73
C WINDOW REPAIRS				5,269.16
D FAÇADE & STRUCTURAL REPAIRS				15,808.78
E WALKWAYS & BALCONIES				20,909.56
F DECORATIONS				35,001.79
G RAINWATER GOODS				7,443.95
H FRA WORKS				19,215.94
I M&E				1,840.66
I RISK ITEMS				26,250.00
54-82 Wivenhoe	Carried to Section Summary	£	192,785.63	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT					
	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. Allow for removal from site of all debris arising from the works.	9	Item	33.16	298.42	Framework - Year 14 BMI Uplift 32.63%
		9	Item	66.32	596.84	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		84,759.00	MAC Quote
	Weekly Inspections	9.0	Nr	200.00	1,800.00	
	Remove and refix satellite dish - Provisional	5	nr	86.21	387.94	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			88,140.61								
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS							
MAIN ROOF COVERINGS - PITCHED		18 9 45 106 162 63	Nr Im Im Im Im Im	47.16 132.16 90.00 20.16 49.94 49.94	848.88 1,189.44 4,050.00 2,136.93 8,090.28 3,146.22	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Star rate Framework - Year 14 BMI Uplift 32.63% Historic Rate Tappesfield Historic Rate Tappesfield							
Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris. ng the detectors.													
SOFFIT & FASCIA													
Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter 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 take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like													
ROOF REPAIRS		Carried to Summary £			19,461.75								
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS							
WINDOW REPAIRS - Provisional Qty's		2 16 16 16 16 16 2 4	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 250.00	560.00 304.00 256.00 496.00 232.32 1,680.00 400.00 0.00	Historic rates 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													
Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.													
WINDOW REPAIRS		Carried to Summary £			4,928.32								
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS							
CONCRETE REPAIRS		107 107 107 36	m2 m2 m2 nr	3.75 1.96 1.82 10.44	401.25 209.72 194.74 372.36	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)							
Surface Preparation													
Jet washing existing concrete													
Survey													
Carry out visual survey & hammer test to all areas of concrete Carry out full cover meter survey to all areas of concrete Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2													

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 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.	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 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		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 anodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		m	4.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys		m2 m m2	17.74 8.87 17.74	0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)	
	Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	90 17	m2 m m2	15.09 7.55 15.09	1,358.10 128.27 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS							
	Carry out repairs to defective bricks Rake out and repoint defective pointing Areas >0.5 sqm Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	50 10 20 50	nr m2 nr m	12.50 35.00 25.00 12.00	625.00 350.00 500.00 600.00	Historic rate - Juniper House Historic rate - Carterscroft Historic rate - Carterscroft	
	Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS							
E	WALKWAYS & BALCONIES			Carried to Summary £	6,778.36		
	PRIVATE BALCONIES			QTY	UNIT	RATE	
	Provisional allowance for asphalt repairs		7	Item		250.00	
	WALKWAYS & BALCONIES			Carried to Summary £	1,750.00		
F	DECORATIONS			QTY	UNIT	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						
	Cladding Fascia soffit Frame/posts to Pb balustrade Rwp Small rail Ceilings to ground floor flats Doors Frame Meter cupboards		12 1302 82 15 362 20 50 24	m2 m2 m2 m2 m2 m2 m no	19.23 23.13 23.13 24.37 19.23 19.23 9.62 9.62	230.76 12,525.24 788.84 144.30 6,961.26 384.60 481.00 461.52	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	DECORATIONS			Carried to Summary £	21,977.52		
G	RAINWATER GOODS			QTY	UNIT	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, leaf guards and the like	106	Im	34.02	3,606.08	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	64	Im	38.58	2,469.25	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	6,075.33	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.	3	Nr	1,950.23	5,850.69	Gerda Rates
	FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide	3	Nr	1,147.59	3,442.77	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	3	Nr	100.00	300.00	Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	Issue 7.4.2.1 Provide and fit a 'Fire Door Keep Locked' sign on the electrical intake cupboard door (timber), situated across from 96, x1 in total.	1	Nr	50.00	50.00	Provisional Allowance
	Issue 7.4.3.1 Install a 'fire action notice' within the two end of building entrances to the undercroft areas of the building, x2 in total.	2	Nr	50.00	100.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	9	Nr	500.00	4,500.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	16,243.46	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	

	M&E						
J	RISK ITEMS	QTY	UNIT	Carried to Summary £	1,575.66		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		
	Provisional allowance for additional roof repairs following survey	1	Item		2,250.00		
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00		
	RISK ITEMS			Carried to Summary £	19,750.00		
	SUMMARY	QTY	UNIT	RATE	TOTAL		COMMENTS
	84-100 Wivenhoe Close						
	GENERALLY				0.00		
A	ACCESS TO WORKS AT HEIGHT				88,140.61		
B	ROOF REPAIRS				19,461.75		
C	WINDOW REPAIRS				4,928.32		
D	FAÇADE & STRUCTURAL REPAIRS				6,778.36		
E	WALKWAYS & BALCONIES				1,750.00		
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				19,750.00		
	84-100 Wivenhoe Close			Carried to Section Summary £	186,681.01		

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS	14	Item	33.16	464.21	Framework - Year 14 BMI Uplift 32.63%
	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.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	45,471.00	45,471.00	MAC Quote
	Weekly Inspections					
	Remove and refix satellite dish - Provisional	9.0	Nr	200.00	1,800.00	
		7	nr	86.21	603.47	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary £			49,565.50	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.	28	Nr	47.16	1,320.48	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		14	lm	132.16	1,850.24	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		70	lm	90.00	6,300.00	Star rate
	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 and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	170	lm	49.94	8,489.80	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	50	lm	49.94	2,497.00	Historic Rate Tappesfield
	ROOF REPAIRS			Carried to Summary £	23,316.49	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows		dwellings	280.00	0.00	Historic rates
	Renew trickle vent		Nr	19.00	0.00	Historic rates
	Renew handle		Nr	16.00	0.00	Historic rates
	Renew hinges		Nr	31.00	0.00	Historic rates
	Renew restrictor		Nr	14.52	0.00	Historic rates
	Renew tilt and turn top hinge		Nr	105.00	0.00	Historic rates
	Mastic renewal		Item	200.00	0.00	Provisional Allowance
	Glazing replacement		Item	200.00	0.00	Provisional Allowance
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.	5	Item	250.00	1,250.00	Provisional Allowance
	WINDOW REPAIRS			Carried to Summary £	1,250.00	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	103	m2	3.75	386.25	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	103	m2	1.96	201.88	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	103	m2	1.82	187.46	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	34	nr	10.44	358.44	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity)	30	nr	14.26	427.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	70	nr	26.03	1,822.10	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	8	nr	39.46	315.68	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	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.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	4.16	0.00	
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					

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	m ²	m	17.74 8.87	0.00 0.00	Harmonised Rate + net BMI uplift (32.63%)
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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 smooth elastomeric / methacrylic coating to all exposed concrete surfaces	75	m2	15.09	1,131.75	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth	28	m	7.55	211.26	
Surfaces not exceeding 300mm		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks	50	nr	12.50	625.00	Historic rate - Juniper House
Rake out and repoint defective pointing	50	m2	35.00	1,750.00	Historic rate - Carterscroft
Areas >0.5 sqm	100	nr	25.00	2,500.00	
Areas 0-25-0.5 sqm	100	m	12.00	1,200.00	
Areas less than 0.25 sqm/joints/perps		lm	80.00	0.00	Historic rate - Carterscroft
Helical bar across cracking brickwork. Generally to every 3rd course.					
FAÇADE & STRUCTURAL REPAIRS			Carried to Summary £	12,234.29	
E WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
PRIVATE BALCONIES					
Provisional allowance for asphalt repairs	7	Item	250.00	1,750.00	Provisional allowance
WALKWAYS & BALCONIES			Carried to Summary £	1,750.00	
F DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES					
Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)					
Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
General Decorations					
Soffits		m2	19.23		Harmonised Rate
Cladding	8	m2	19.23	153.84	Harmonised Rate
Fascia		m	9.62		Harmonised Rate
soffit		m	9.62		Harmonised Rate
Frame to Pb balustrade	120	m	9.62	1,154.40	Harmonised Rate
Brackets	10	m	9.62	96.20	Harmonised Rate
Flat entrance doors	18	m2	19.23	346.14	Harmonised Rate
Side screen	8	m2	36.07	288.56	Harmonised Rate
Frame	40	m	9.62	384.80	Harmonised Rate
Garage doors	25	m2	19.23	480.75	Harmonised Rate
Frames	38	m	9.62	365.56	Harmonised Rate
cupboard door	28	m2	19.23	538.44	Harmonised Rate
Frame	80	m	9.62	769.60	Harmonised Rate
DECORATIONS			Carried to Summary £	4,578.29	
G RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards 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	Im	38.58	2,314.92	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	6,397.28	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	Gerda Rates	
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,200.00		Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,500.00	Provisional Allowance
	Item 7.2.1.1 Secondary means of escape doors should be removed and the area bricked off to both sides to provide a minimum of 60 minutes fire separation between maisonettes.	1	Item			See Internals Tab
	Item 7.2.4.1 Replace the glazing in the following locations with glazing/boarding which will afford 30 minutes of fire resistance (integrity only): Glazing around maisonette entry door frame for dwellings 104, 106, 108, 114 and 128, x5 in total. Please note this only has to be carried out up to a height of 1100mm from the maisonette floor.	1	Item			See Gerda Variations
	Item 7.4.3.1 Install 'stay put' fire action notices at each end of the covered walkway areas, x2 in total.	2	Nr	50.00	100.00	Provisional Allowance
	Item 7.4.4.1 Install a 'no smoking' sign at either end of the undercroft entrances, preferably next to the fire action notices (when installed), x2 in total.	2	Nr	50.00	100.00	Provisional Allowance
	Item 7.8.6.1 Install a positive self closing device to BS EN 1154 to the following maisonette entry doors: 102-128, x14 in total.	5	Nr	300.00	1,500.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		7,980.00	Phoenix Green Quote
	Provisional allowance for additional compartmentation works to garages	10	Nr	1,000.00	10,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	14	Nr	500.00	7,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	29,180.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%

TEMPORARY LIGHTING		1	Nr	85.00	85.00	
Install 230v supply for 110v transformer		1	Nr	95.00	95.00	
Supply 3kva Transformer		3	Nr	105.00	315.00	
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm		1	Nr	35.00	35.00	
Install 110v socket (fixed)		3	Nr	160.00	480.00	
Install L.E.D festoon 110v lighting, suitably clipped per 20lm						
M&E		Carried to Summary £			1,840.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	Provisional allowance for additional roof repairs following survey	1	Item		3,500.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
RISK ITEMS		Carried to Summary £			21,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
A	102-128 Wivenhoe					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				49,565.50	
B	ROOF REPAIRS				23,316.49	
C	WINDOW REPAIRS				1,250.00	
D	FAÇADE & STRUCTURAL REPAIRS				12,234.29	
E	WALKWAYS & BALCONIES				1,750.00	
F	DECORATIONS				4,578.29	
G	RAINWATER GOODS				6,397.28	
H	FRA WORKS				29,180.00	
I	M&E				1,840.66	
J	RISK ITEMS				21,000.00	
102-128 Wivenhoe		Carried to Section Summary £			151,112.51	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D COMMUNAL DOORS E FAÇADE & STRUCTURAL REPAIRS F BALCONIES & WALKWAYS G DECORATIONS AND REPAIRS H RAINWATER GOODS I FRA WORKS J M&E K RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	10	Item	33.16	331.58	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	10	Item	66.32	663.15	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	26,342.00	26,342.00	MAC Quote
	Weekly Inspections	9.0	Nr	200.00	1,800.00	
	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 £			29,866.19	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.	20	Nr	47.16	943.20	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		10	lm	132.16	1,321.60	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		50	lm	90.00	4,500.00	Star rate
	SOFFIT & FASCIA					
	Take down defective soffit board Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter 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 take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	23	lm	14.66	329.85	Historic Rate Tappesfield
		90	lm	20.16	1,814.38	Framework - Year 14 BMI Uplift 32.63%
		127	lm	49.94	6,342.38	Historic Rate Tappesfield
		38	lm	49.94	1,897.72	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			17,149.13	
C	WINDOW AND DOOR WORKS	QTY	UNIT	RATE	TOTAL	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	1	dwellings	280.00	280.00	Historic rates
		8	Nr	19.00	152.00	Historic rates
		8	Nr	16.00	128.00	Historic rates
		8	Nr	31.00	248.00	Historic rates
		8	Nr	14.52	116.16	Historic rates
		8	Nr	105.00	840.00	Historic rates
		1	Item	200.00	200.00	Provisional Allowance
			Item	200.00	0.00	Provisional Allowance
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.	4	nr	250.00	1,000.00	Provisional Allowance
	WINDOW AND DOOR WORKS	Carried to Summary £			2,964.16	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL DOORSET RENEWAL					
	Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.					
	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	Carried to Summary £			0.00	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS

CONCRETE REPAIRS						
Surface Preparation						
Jet washing existing concrete	20	m2	3.75	75.00	Harmonised Rate + net BMI uplift (32.63%)	
Survey						
Carry out visual survey & hammer test to all areas of concrete	20	m2	1.96	39.20	Harmonised Rate + net BMI uplift (32.63%)	
Carry out full cover meter survey to all areas of concrete	20	m2	1.82	36.40	Harmonised Rate + net BMI uplift (32.63%)	
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	7	nr	10.44	69.60	Harmonised Rate + net BMI uplift (32.63%)	
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	1	nr	20.56	20.56	Harmonised Rate + net BMI uplift (32.63%)	
Concrete Repairs - Please note all quantities are provisional						
<i>Cut out and repair concrete in patches to small areas, depth not exceeding 10mm</i>						
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%)	
<i>Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.</i>						
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%)	
<i>Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.</i>						
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%)	
<i>Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.</i>						
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		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 anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	4.16	0.00	
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	8.87	0.00	
Surfaces not exceeding 300mm		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	7.55	150.90	
Surfaces not exceeding 300mm		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks	30	nr	12.50	375.00	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	25	nr	25.00	625.00	
Areas less than 0.25 sqm/joints/perps	30	m	12.00	360.00	
Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS			Carried to Summary £	3,840.96	
F WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
PRIVATE BALCONIES					
Remove existing spartan tiles and dispose of in skip	20	m2	7.84	156.80	TP Group Quote
Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	4	m2	33.84	135.36	TP Group Quote
Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	2	nr	1511.17	3,022.34	TP Group Quote
Provisional allowance for asphalt repairs	5	Item	250.00	1,250.00	Provisional allowance
WALKWAYS & BALCONIES	Carried to Summary £	4,564.50			
G DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES					

Prepare and redecorate previously decorated surfaces within communal areas						
TOR (Preparation and Painting)						
Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
General Decorations						
Soffits	8	m2	19.23	153.84	Harmonised Rate	
Cladding		m2	19.23		Harmonised Rate	
Fascia		m	9.62		Harmonised Rate	
soffit		m	9.62		Harmonised Rate	
Frame to Pb balustrade	150	m	9.62	1,443.00	Harmonised Rate	
Brackets	12	m	9.62	115.44	Harmonised Rate	
Flat entrance doors	18	m2	19.23	346.14	Harmonised Rate	
Side screen	8	m2	36.07	288.56	Harmonised Rate	
Frame	50	m	9.62	481.00	Harmonised Rate	
Garage doors	32	m2	19.23	615.36	Harmonised Rate	
Frames	48	m	9.62	461.76	Harmonised Rate	
cupboard door	36	m2	19.23	692.28	Harmonised Rate	
Frame	100	m	9.62	962.00	Harmonised Rate	
DECORATIONS			Carried to Summary	£ 5,559.38		
H RAINWATER GOODS		QTY	UNIT	RATE	TOTAL	
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, leaf guards and the like	90	lM	34.02	3,061.76	Framework - Year 14 BMI Uplift 32.63%	
Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	35	lM	38.58	1,350.37	Framework - Year 14 BMI Uplift 32.63%	
RAINWATER GOODS			Carried to Summary	£ 4,412.14		
I FRA WORKS		QTY	UNIT	RATE	TOTAL	COMMENTS
FED's						
Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates	
Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		Provisional Allowance	
FRA						
Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance	
Provisional Allowance for Compartmentation Works	1	Item		5,000.00	Provisional Allowance	
Provisional allowance for additional compartmentation works to garages	8	nr	1,000.00	8,000.00	Provisional Allowance	

	LOFT SPACE WORKS	10	Nr	500.00	5,000.00	Provisional Allowance
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations					
	FRA WORKS			Carried to Summary £	20,000.00	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	Landlord EICR's					
	TEMPORARY LIGHTING	1	Nr	85.00	85.00	
	Install 230v supply for 110v transformer	1	Nr	95.00	95.00	
	Supply 3kva Transformer	2	Nr	105.00	210.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	35.00	35.00	
	Install 110v socket (fixed)	2	Nr	160.00	320.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm					
	M&E			Carried to Summary £	1,575.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		2,500.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		2,500.00	
	Provisional allowance for additional roof repairs following survey	1	Item		2,500.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
	RISK ITEMS			Carried to Summary £	15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	1-10 Galatea				0.00	
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT				29,866.19	
B	ROOF REPAIRS				17,149.13	
C	WINDOW REPAIRS				2,964.16	
D	COMMUNAL DOORS				0.00	
E	FAÇADE & STRUCTURAL REPAIRS				3,840.96	
F	WALKWAYS & BALCONIES				4,564.50	
G	DECORATIONS				5,559.38	

H	RAINWATER GOODS				4,412.14
I	FRA WORKS				20,000.00
J	M&E				1,575.66
K	RISK ITEMS				15,000.00
1-10 Galatea		Carried to Section Summary	£	104,932.11	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	11-25 Galatea 11-25 Galatea Square is stand-alone block accessed through a communal area, with the accommodation for being spread over three floors. GENERALLY The works in this section comprise the following:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW OVERHAULS D COMMUNAL DOORS E FAÇADE & STRUCTURAL REPAIRS F BALCONIES & WALKWAYS G DECORATIONS AND REPAIRS H RAINWATER GOODS I FRA WORKS J M&E K RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. 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.	15	Item	33.16	497.36	Framework - Year 14 BMI Uplift 32.63%
		15	Item	66.32	994.73	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	40,853.00	40,853.00	MAC Quote
	Weekly Inspections	11.0	Nr	200.00	2,200.00	
	Remove and refix satellite dish - Provisional	7	nr	86.21	603.47	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			45,446.97		
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS	
ng the de	MAIN ROOF COVERINGS - PITCHED	30 15 75 16 62	Nr Im Im Im Im	47.16 132.16 90.00 14.66 20.16	1,414.80 1,982.40 6,750.00 227.23 1,249.91	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Star rate Historic Rate Tappesfield Framework - Year 14 BMI Uplift 32.63%	
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.						
	SOFFIT & FASCIA						
	Take down defective soffit board Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter 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				Historic Rate Tappesfield		
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like				6,691.96 Historic Rate Tappesfield		
	ROOF REPAIRS				3,745.50 Historic Rate Tappesfield		
		Carried to Summary £			22,061.80		
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS	
ng the de	WINDOW REPAIRS - Provisional Qty's	2 8 8 8 8 8 2	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	560.00 152.00 128.00 248.00 116.16 840.00 400.00 0.00	Historic rates 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						
	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				7,275.72 As per Schedule		
	CLADDING						
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.				1,500.00 Provisional Allowance		
	WINDOW REPAIRS						
		Carried to Summary £			11,219.88		

D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL DOORSET RENEWAL					
	Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.					
	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)			Carried to Summary	£ 0.00	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	104	m2	3.75	390.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	104	m2	1.96	203.84	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	104	m2	1.82	189.28	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	35	nr	10.44	361.92	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
	Concrete Repairs - Please note all quantities are provisional					
	<i>Cut out and repair concrete in patches to small areas, depth not exceeding 10mm</i>					
	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%)
	<i>Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.</i>					
	Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
	<i>Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.</i>					
	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)	25	nr	26.03	650.75	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%)
	<i>Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.</i>					
	Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)

Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.50 m ² but not exceeding 1 m ² . (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.		m	35.00	0.00	Star rate	
Corrosion Inhibitor						
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm 2/Lin.m						
Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth		m	4.16	0.00		
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Ditto, to rendered tank rooms & chimneys						
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth		m	8.87	0.00		
Surfaces not exceeding 300mm		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Ditto, to rendered tank rooms & chimneys						
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces	94	m2	15.09	1,418.46	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth	10	m	7.55	75.45		
Surfaces not exceeding 300mm		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Ditto, to rendered tank rooms & chimneys						
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks	30	nr	12.50	375.00	Historic rate - Juniper House	
Rake out and repoint defective pointing						
Areas >0.5 sqm	20	m2	35.00	700.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm	30	nr	25.00	750.00		
Areas less than 0.25 sqm/joints/perps	50	m	12.00	600.00		
Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
			Carried to Summary £	8,350.17		
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL STAIRCASES					
	Remove existing vinyl & dispose in skip on site	184	m2	33.66	6,193.44	TP Group Quote
	Supply and fit latex screed	184.00	m2	17.00	3,128.00	Star Rate
	Supply and fit non slip vinyl	184	m2	70.95	13,054.41	Oakhill Rate plus BMI Uplift 40.04%
	Supply and fit stair nosing	30	m	52.14	1,564.20	TP Group Quote

PRIVATE BALCONIES		14	Item	250.00	3,500.00	Provisional allowance		
WALKWAYS & BALCONIES		Carried to Summary £		27,440.05				
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS		
PREVIOUSLY PAINTED SURFACES		Prepare and redecorate previously decorated surfaces within communal areas						
TOR (Preparation and Painting)								
Ceilings				23.13	4,186.53	Harmonised Rate + net BMI uplift (28.28%)		
Walls				23.13	12,258.90	Harmonised Rate + net BMI uplift (28.28%)		
Strip ceiling surfaces				24.37	4,410.97	Harmonised Rate + net BMI uplift (28.28%)		
Strip wall surfaces				24.37	12,916.10	Harmonised Rate + net BMI uplift (28.28%)		
General Decorations								
Balustrade				19.23	499.98	Harmonised Rate		
Doors				19.23	403.83	Harmonised Rate		
Cupboards				19.23	553.82	Harmonised Rate		
Windows				36.07		Harmonised Rate		
Frame/cills				9.62		Harmonised Rate		
Entrance door and screen				36.07	378.74	Harmonised Rate		
meter cupboards				19.23	346.14	Harmonised Rate		
Skirtings				9.62	2,212.60	Harmonised Rate		
Cladding				19.23	153.84	Harmonised Rate		
Fascia				9.62		Harmonised Rate		
soffit				9.62		Harmonised Rate		
Frame to Pb balustrade				9.62	1,847.04	Harmonised Rate		
Brackets				9.62	230.88	Harmonised Rate		
Louvre doors				36.07	144.28	Harmonised Rate		
Garage doors				19.23	692.28	Harmonised Rate		
Frames				9.62	519.48	Harmonised Rate		
Over panel				19.23	242.30	Harmonised Rate		
Doors				19.23	73.07	Harmonised Rate		
Frame				9.62	96.20	Harmonised Rate		
Windows				36.07	158.71	Harmonised Rate		
Entrance door and screen				19.23	201.92	Harmonised Rate		
DECORATIONS		Carried to Summary £		42,527.60				
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	COMMENTS		
Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like		64	Im	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								
RAINWATER GOODS		Carried to Summary £		5,263.82				
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS		
FED's								

Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.						
Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,						
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	1,950.23		Gerda Rates	
Item 7.1.3.1 Replace all ducting installed between the bathroom extract units and the fixed metal flues installed within the communal heating cupboards and all those which connect internally of the building to a fixed metal flue. Connecting ducting is required to be fire resistant.	1	Item	100.00			
Item 7.2.9.1 Install a certified FD30S SC cross corridor door in the following locations: 1st floor - Should be positioned 7.5m away from the furthest FEDs - Flats 18 & 19. 2nd floor – Should be positioned 7.5m away from the furthest FEDs - Flats 24 & 25, x2 door sets in total.	2	Item	400.00	5,600.00	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	5,000.00	10,000.00	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	700.00	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	150.00	Provisional Allowance	
Item 7.6.1.1 Provide ventilation to the stairwell area at the head of the stairs or at least at second floor level, this can be in the form of a window, POV etc.	1	Nr		8,000.00	Provisional Allowance	
Install 2.5cm top door stops to the heating riser cupboard doors located within the ground floor corridor area, x2 doors in total.	2	Nr	150.00	300.00	Provisional Allowance	
Renew timber communal loft hatches with fire rated hatches	2	Nr	1,500.00	3,000.00	Provisional Allowance	
Provisional allowance for additional FRA works	1	Item		5,000.00	Provisional Allowance	
Carry out compartmentation works as per cablesheer reports	1	Item		18,021.47	Phoenix Green Quote	
Provisional allowance for additional compartmentation works to garages	8	Nr	1,000.00	8,000.00	Provisional Allowance	
LOFT SPACE WORKS						
Provisional allowance for additional firestopping to existing fire breaks and service penetrations	5	Nr	500.00	2,500.00	Provisional Allowance	
FRA WORKS						
			Carried to Summary	£	61,371.47	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS

COMMUNAL TESTING		1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
Landlord EICR's						
TEMPORARY LIGHTING		1	Nr	85.00	85.00	
Install 230v supply for 110v transformer		1	Nr	95.00	95.00	
Supply 3kva Transformer		2	Nr	105.00	210.00	
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm		1	Nr	35.00	35.00	
Install 110v socket (fixed)		2	Nr	160.00	320.00	
Install L.E.D festoon 110v lighting, suitably clipped per 20lm						
M&E		Carried to Summary £			1,575.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		10,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		10,000.00	
	Provisional allowance for additional roof repairs following survey	1	Item		3,750.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
RISK ITEMS		Carried to Summary £			31,250.00	
K	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
A	11-25 Galatea					
	GENERAL				0.00	
A	ACCESS TO WORKS AT HEIGHT				45,446.97	
B	ROOF REPAIRS				22,061.80	
C	WINDOW REPAIRS				11,219.88	
D	COMMUNAL DOORS				0.00	
E	FAÇADE & STRUCTURAL REPAIRS				8,350.17	
F	WALKWAYS & BALCONIES				27,440.05	
G	DECORATIONS				42,527.60	
H	RAINWATER GOODS				5,263.82	
I	FRA WORKS				61,371.47	
J	M&E				1,575.66	
K	RISK ITEMS				31,250.00	
11-25 Galatea		Carried to Section Summary £			256,507.42	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. 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	Item	33.16	66.32	Framework - Year 14 BMI Uplift 32.63%
		2	Item	66.32	132.63	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	12,308.00	12,308.00	MAC Quote
	Weekly Inspections	4.0	Nr	200.00	800.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary			13,777.78	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
B	MAIN ROOF COVERINGS - PITCHED	4 2 10	Nr Im Im	47.16 132.16 90.00	188.64 264.32 900.00	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Patches over 0.5 but not exceeding 1m2.					Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm					Star rate
	Replace broken or missing zinc ridge to match; remove debris.					
	ng the detectors.					
	SOFFIT & FASCIA	7 26 46 20	Im Im Im Im	14.66 20.16 49.94 49.94	95.29 524.15 2,297.24 998.80	Historic Rate Tappesfield
	Take down defective soffit board					Framework - Year 14 BMI Uplift 32.63%
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter 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					Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like					Historic Rate Tappesfield
B	ROOF REPAIRS	Carried to Summary			£ 5,268.44	
		QTY	UNIT	RATE	TOTAL	COMMENTS
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
C	WINDOW REPAIRS - Provisional Qty's	1	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Historic rates 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	1	Item	250.00	250.00	Provisional Allowance
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.					
C	WINDOW REPAIRS	Carried to Summary			£ 250.00	
		QTY	UNIT	RATE	TOTAL	COMMENTS
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
D	CONCRETE REPAIRS	8 8 8	m2	3.75 1.96 1.82	30.00 15.68 14.56	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
	Surface Preparation					
	Jet washing existing concrete					
	Survey					
	Carry out visual survey & hammer test to all areas of concrete					
D	Carry out full cover meter survey to all areas of concrete					

Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	3	nr	10.44	27.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
<i>Cut out and repair concrete in patches to small areas, depth not exceeding 10mm</i>					
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.		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 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.	2	nr	14.26	28.52	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)	2	nr	26.03	52.06	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	2	nr	39.46	78.92	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	2	nr	51.56	103.12	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	2	nr	63.99	127.98	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	2	nr	82.56	165.12	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	0.00	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 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 anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth					

Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys		m m2	4.16 8.32	0.00 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		m2 m m2	17.74 8.87 17.74	0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	8 16	m2 m m2	15.09 7.55 15.09	120.72 120.72 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks Rake out and repoint defective pointing Areas >0.5 sqm Areas 0.25-0.5 sqm Areas less than 0.25 sqm/joints/perps Helical bar across cracking brickwork. Generally to every 3rd course.	20 5 5 10	nr m2 nr m lm	12.50 35.00 25.00 12.00 80.00	250.00 175.00 125.00 120.00 0.00	Historic rate - Juniper House Historic rate - Carterscroft Historic rate - Carterscroft Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS			Carried to Summary	£ 1,613.36		
E WALKWAYS & BALCONIES		QTY	UNIT	RATE	TOTAL	
					COMMENTS	
WALKWAYS & BALCONIES			Carried to Summary	£ 0.00		
F DECORATIONS		QTY	UNIT	RATE	TOTAL	
PREVIOUSLY PAINTED SURFACES					COMMENTS	
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			m2 m2 m2 m2 m2 lm m2 lm lm	23.13 23.13 24.37 24.37 19.23 9.62 36.07 9.62 19.23	129.85 129.85 129.85 129.85 129.85 129.85 129.85 129.85 129.85	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
DECORATIONS			Carried to Summary	£ 264.51		
G RAINWATER GOODS		QTY	UNIT	RATE	TOTAL	
Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	26	lm	34.02	884.51	Framework - Year 14 BMI Uplift 32.63%	

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

Provisional allowance for additional roof repairs following survey	1	Item		500.00	
Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
RISK ITEMS					
SUMMARY		QTY	UNIT	Carried to Summary £	6,000.00
28-29 Galatea				0.00	
GENERALLY					
A ACCESS TO WORKS AT HEIGHT				13,777.78	
B ROOF REPAIRS				5,268.44	
C WINDOW REPAIRS				250.00	
D FAÇADE & STRUCTURAL REPAIRS				1,613.36	
E WALKWAYS & BALCONIES				0.00	
F DECORATIONS				264.51	
G RAINWATER GOODS				2,041.97	
H FRA WORKS				1,500.00	
I M&E				1,310.66	
J RISK ITEMS				6,000.00	
28-29 Galatea			Carried to Section Summary £	32,026.73	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:-					
A	ACCESS TO WORKS AT HEIGHT					
B	ROOF REPAIRS					
C	WINDOW REPAIRS					
D	COMMUNAL DOORS					
E	FAÇADE & STRUCTURAL REPAIRS					
F	BALCONIES & WALKWAYS					
G	DECORATIONS AND REPAIRS					
H	RAINWATER GOODS					
I	FRA WORKS					
J	M&E					
K	RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	39	Item	33.16	1,293.14	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	39	Item	66.32	2,586.29	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		79,000.00	MAC Quote
	Weekly Inspections	9.0	Nr	200.00	1,800.00	
	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					
B	ROOF REPAIRS		Carried to Summary £	86,615.83		
	MAIN ROOF COVERINGS - PITCHED	QTY	UNIT	RATE	TOTAL	COMMENTS
ng the de	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.	78	Nr	47.16	3,678.48	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		39	Im	132.16	5,154.24	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		195	Im	90.00	17,550.00	Star rate
	SOFFIT & FASCIA	27	Im	14.66	388.49	Historic Rate
	Take down defective soffit board Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	106	Im	20.16	2,136.93	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	210	Im	49.94	10,487.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	204	Im	49.94	10,187.76	Historic Rate Tappesfield
	ROOF REPAIRS		Carried to Summary £	49,583.30		
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	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	2	dwellings	280.00	560.00	Historic rates
		12	Nr	19.00	228.00	Historic rates
		12	Nr	16.00	192.00	Historic rates
		12	Nr	31.00	372.00	Historic rates
		12	Nr	14.52	174.24	Historic rates
		12	Nr	105.00	1260.00	Historic rates
		2	Item	200.00	400.00	Provisional Allowance
			Item	200.00	0.00	Provisional Allowance
	COMMUNAL WINDOW RENEWAL					
	All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing and mastic, packing pieces, fixings and the like. No window to be removed unless new window is on site, checked and ready for installation. All windows to be 28mm double glazed, 4mm Low E glass internally, 4mm outer pane (laminated safety glass where below 1000mm from finished floor height) cavity argon filled and centre pane U/value to be no greater than 1.2W/m2. Panels to combined frames to be plastisol type, self finished white internally and colour to Client's choice externally, all panels to have U-value less than 1.2W/m2	1	Item	1,841.10	As per Schedule	
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.	14	Item	250.00	3,500.00	Provisional Allowance

WINDOW REPAIRS		Carried to Summary £			8,527.34	
D	WINDOW AND DOOR WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL DOORS (PROVISIONAL ALLOWANCE) To be agreed with Client subject to further consultation Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.	1	Item		59,610.00	Silk & Mackman Quote
WINDOW AND DOOR WORKS		Carried to Summary £			59,610.00	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS Surface Preparation Jet washing existing concrete Survey Carry out visual survey & hammer test to all areas of concrete Carry out full cover meter survey to all areas of concrete Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m ² Carry out chloride testing including laboratory analysis and report. Concrete areas generally Concrete Repairs - Please note all quantities are provisional Cut out and repair concrete in patches to small areas, depth not exceeding 10mm Not exceeding 0.01m ² . (Provisional Quantity) Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity) Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity) Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity) Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity) Over 0.50 m ² but not exceeding 1 m ² . (Provisional Quantity) Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. Not exceeding 0.01m ² . (Provisional Quantity) Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity) Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity) Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity) Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity) Over 0.50 m ² but not exceeding 1 m ² . (Provisional Quantity) Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. Not exceeding 0.01m ² . (Provisional Quantity) Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity) Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity) Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity) Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity) Over 0.50 m ² but not exceeding 1 m ² . (Provisional Quantity)	240	m ²	3.75	900.00	Harmonised Rate + net BMI uplift (32.63%)
		240	m ²	1.96	470.40	Harmonised Rate + net BMI uplift (32.63%)
		240	m ²	1.82	436.80	Harmonised Rate + net BMI uplift (32.63%)
		80	nr	10.44	835.20	Harmonised Rate + net BMI uplift (32.63%)
		2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
			nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
			nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
			nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
			nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
			nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
			nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
			nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
			nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
			nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
			nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
			nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
			nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
		40	nr	14.26	570.40	Harmonised Rate + net BMI uplift (32.63%)
		25	nr	26.03	650.75	Harmonised Rate + net BMI uplift (32.63%)
		5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
		5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
		5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
		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 0.01m ² . (Provisional Quantity) Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity) Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity) Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity) Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity) Over 0.50 m ² but not exceeding 1 m ² . (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	5	m	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
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	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Corrosion Inhibitor		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm Surfaces not exceeding 300mm 2/Lin.m		m2	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection		lm			
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		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
		m	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
		m2			
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		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
		m	4.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	180	m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
	60	m	8.87	0.00	Harmonised Rate + net BMI uplift (32.63%)
		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS		m2			
Carry out repairs to defective bricks	80	nr	15.09	2,716.20	Harmonised Rate + net BMI uplift (32.63%)
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	m2	35.00	350.00	Historic rate - Carterscroft
	10	nr	25.00	250.00	
	20	m	12.00	240.00	
Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS			Carried to Summary £	10,143.92	
F WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL STAIRCASES					
Remove existing vinyl & dispose in skip on site Supply and fit latex screed	418	m2	33.66	14,069.88	TP Group Quote
	418.00	m2	17.00	7,106.00	Star Rate

Supply and fit non slip vinyl Supply and fit stair nosing	418 192	m2 m	70.95 52.14	29,656.22 10,010.88	Oakhill Rate plus BMI Uplift 40.04% TP Group Quote	
PRIVATE BALCONIES						
Provisional allowance for asphalt repairs	14	Item	250.00	3,500.00	Provisional allowance	
WALKWAYS & BALCONIES						
			Carried to Summary £	64,342.98		
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	450	m2	23.13	10,408.50	Harmonised Rate + net BMI uplift (28.28%)
	Walls	1476	m2	23.13	34,139.88	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	450	m2	24.37	10,966.50	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	1476	m2	24.37	35,970.12	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Balustrade	61	m2	19.23	1,173.03	Harmonised Rate
	Doors	32	m2	19.23	615.36	Harmonised Rate
	Cupboards	54	m2	19.23	1,038.42	Harmonised Rate
	Windows		m2	19.23		Harmonised Rate
	Frame/cills		m	9.62		Harmonised Rate
	Screens	20	m2	19.23	384.60	Harmonised Rate
	door and screen	68	m2	19.23	1,307.64	Harmonised Rate
	Skirtings	583	m	9.62	5,608.46	Harmonised Rate
	Cladding	4	m2	19.23	76.92	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame/posts to Pb balustrade	473	m	9.62	4,550.26	Harmonised Rate
	Rwp	59	m	9.62	567.58	Harmonised Rate
	wood trim to garage panels	83	m	9.62	798.46	Harmonised Rate
	Doors	4	m2	19.23	76.92	Harmonised Rate
	Frame	10	m	9.62	96.20	Harmonised Rate
	Windows	8	m2	19.23	153.84	Harmonised Rate
	Entrance door and screen	19	m2	19.23	365.37	Harmonised Rate
	DECORATIONS			Carried to Summary £	108,298.06	
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	106	lM	34.02	3,606.08	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	225	lM	38.58	8,680.97	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	12,287.04	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					

Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.	1	Nr	1,950.23	1,950.23	Gerda Rates
Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	1	Nr	100.00	100.00	Provisional Allowance
FRA					
Provisional allowance for compartmentation works	1	Item		25,000.00	Provisional Allowance
Issue 7.1.1.1 The end of corridor door to the left hand side of flat 30 has side panels installed and at the top of the panels is the area where the pipework enters the building. There are large gaps between the pipework and the side panel which is required to be fire stopped. Firestopping is also required within the following areas: the right hand side riser cupboards, located within the area, off the corridors leading to the refuse rooms on all 3 floors, firestopping required at the top of the right hand wall, in the area where wires leave the cupboard (x6 areas). Riser cupboard to the left hand side of flat 54, firestop hole made for waste pipe at top of rear wall to the left hand side. Risers next to flats 47 (RHS) and 48 (LHS), firestop the rear wall area where it meets with ceiling. All second floor riser areas, ceiling to be made good. Due to the extensive firestopping issues, a firestopping survey should be carried out for the building and any additional firestopping issues identified should be addressed.	7	Nr	80.00	560.00	Provisional Allowance
Issue 7.1.1.2 Upgrade the ceiling hatches within the communal areas of the building which are of plywood material and will not provide the 60 minute separation required. All ceiling hatches within the communal areas should be upgraded to provide 60 minutes fire resistance (x5 in total). As an interim measure the current ceiling hatch in the corridor housing flats 61-62 and 63-66 are required to be secured (x2). Client to double check previous works undertaken	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. as above await feedback from maintenance as at 19/12/24	1	Item		2,000.00	Provisional Allowance
Issue 7.2.4.1 Replace the electrical meter housings with housing which will provide 30 minutes fire resistance, x39 in total.	39	Nr	350.00	13,650.00	Provisional Allowance
Issue 7.2.6.1 Secure the electrical cables and any other cables located next to the heating pipework within the ground floor corridor housing flats 30-32, with fire resistant (metal) fastenings.	1	Item		100.00	Provisional Allowance
Issue 7.4.1.1 Signage	36	Nr	50.00	1,800.00	Provisional Allowance
Issue 7.4.1.2 Signage	2	Nr	50.00	100.00	Provisional Allowance
Issue 7.4.2.1 Signage	1	Nr	50.00	50.00	Provisional Allowance
Issue 7.4.2.2 Signage	8	Nr	50.00	400.00	Provisional Allowance
Issue 7.4.5.1 Signage	3	Nr	50.00	150.00	Provisional Allowance

	Issue 7.6.1.1 Replace the upper and lower side panels of the alternative exits with POVs – Exits at each end of the ground floor corridors, serving 30-32 & 33-40, x4 areas in total.	1	Item		8,000.00	Provisional Allowance
	Issue 7.6.1.2 Provide ventilation to the stairwell areas at the head of the stairs or at least at second floor level, this can be in the form of a window, POV etc.	1	Item		8,000.00	Provisional Allowance
	LOFT SPACE WORKS	8	Nr	500.00	4,000.00	Provisional Allowance
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations					
	FRA WORKS			Carried to Summary £	70,060.23	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	Landlord EICR's					
	TEMPORARY LIGHTING	1	Nr	85.00	85.00	
	Install 230v supply for 110v transformer	1	Nr	95.00	95.00	
	Supply 3kva Transformer	4	Nr	105.00	420.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	35.00	35.00	
	Install 110v socket (fixed)	4	Nr	160.00	640.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm					
	M&E			Carried to Summary £	2,105.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		15,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	Provisional allowance for additional roof repairs following survey	1	Item		9,750.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
	RISK ITEMS			Carried to Summary £	42,250.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	30-68 Galatea Square				0.00	
	GENERALLY				86,615.83	
A	ACCESS TO WORKS AT HEIGHT				49,583.30	
B	ROOF REPAIRS				8,527.34	
C	WINDOW REPAIRS				59,610.00	
D	COMMUNAL DOORS					

E	FAÇADE & STRUCTURAL REPAIRS				10,143.92
F	WALKWAYS & BALCONIES				64,342.98
G	DECORATIONS				108,298.06
H	RAINWATER GOODS				12,287.04
I	FRA WORKS				70,060.23
J	M&E				2,105.66
K	RISK ITEMS				42,250.00
30-68 Galatea Square		Carried to Section Summary	£	513,824.36	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	31-45 Philip 31-45 Philip Walk is a residential block with accommodation spread over three floors, comprising of 8 units. GENERALLY The works in this section comprise the following:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D COMMUNAL DOORS E FAÇADE & STRUCTURAL REPAIRS F BALCONIES & WALKWAYS G DECORATIONS AND REPAIRS H RAINWATER GOODS I FRA WORKS J M&E K RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. 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.	8	Item	33.16	265.26	Framework - Year 14 BMI Uplift 32.63%
		8	Item	66.32	530.52	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		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	8,591.00	8,591.00	MAC Quote
	Weekly Inspections	8.0	Nr	200.00	1,600.00	
	Remove and refix satellite dish - Provisional	4	nr	86.21	344.84	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			11,630.04		
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS	
	ENTRANCE SURROUNDS	29	Im	72.54	2,103.53	Framework - Year 14 BMI Uplift 32.63%	
	Extra over roof for code 5 lead flashings, nominal size 150mm inclusive soakers , cutting, welding, chases and pointing, all in accordance with Lead Sheet Association guidelines						
Mounting the detector s.	ROOF REPAIRS						
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS	
	WINDOW REPAIRS - Provisional Qty's	2 8 8 8 8 8 2	dwellings Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	560.00 152.00 128.00 248.00 116.16 840.00 400.00 0.00	Historic rates 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						
	WINDOW REPAIRS				Carried to Summary £		2,444.16
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS	
	COMMUNAL DOORSET RENEWAL						
	Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.						
	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)				Carried to Summary £		0.00
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS	
	CONCRETE REPAIRS	146 146 146 49 2	m2 m2 m2 nr nr	3.75 1.96 1.82 10.44 20.56	547.50 286.16 265.72 508.08 41.12	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)	
	Surface Preparation						
	Jet washing existing concrete						
	Survey						
	Carry out visual survey & hammer test to all areas of concrete						
	Carry out full cover meter survey to all areas of concrete						
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2						
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally						
	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) 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)		nr	8.12	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) 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)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
	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) 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)	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
	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) 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)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
		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	20	m	8.50	170.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor anodes (Ferrogaurd) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm Surfaces not exceeding 300mm 2/Lin.m	146 266	m2 lm	23.87 19.23	3,485.02 5,115.18	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Jet washing corrosion inhibitor application (Ferrogaurd)	146	m2	2.79	407.34	
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	146 266	m2 m	8.32 4.16	1,214.72 1,106.56	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	146	m2	17.74	2,590.04	Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm	266	m	8.87	2,359.42	
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces	146	m2	15.09	2,203.14	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth	266	m	7.55	2,006.97	
Surfaces not exceeding 300mm					
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks	20	nr	12.50	250.00	Historic rate - Juniper House
Rake out and repoint defective pointing	10	m2	35.00	350.00	Historic rate - Carterscroft
Areas >0.5 sqm	10	nr	25.00	250.00	
Areas 0.25-0.5 sqm	30	m	12.00	360.00	
Areas less than 0.25 sqm/joints/perps		lm	80.00	0.00	Historic rate - Carterscroft
Helical bar across cracking brickwork. Generally to every 3rd course.		Nr	250.00	500.00	
Allowance for Chimney Stack repairs	2				
FAÇADE & STRUCTURAL REPAIRS			Carried to Summary £	26,014.77	
F WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL WALKWAYS					
To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth 251-500mm x 150mm	3	Nr	33.06	99.18	TP Group Quote
To carry out repairs to walkways using Contar Industry @ 20mm depth per 1m ² (minimum cost applies) per 0.25m ² (over & above the minimum 1m ²) Door Thresholds	1	Nr	157.48	157.48	TP Group Quote
	1	Nr	43.87	43.87	TP Group Quote
	4	Nr	33.06	132.24	TP Group Quote
Provisional allowance for asphalt repairs	1	Item	500.00	500.00	Provisional allowance
WALKWAYS & BALCONIES			Carried to Summary £	932.77	
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	0.00	Harmonised Rate + net BMI uplift (28.28%)
Walls		m2	23.13	0.00	Harmonised Rate + net BMI uplift (28.28%)
Strip ceiling surfaces		m2	24.37	0.00	Harmonised Rate + net BMI uplift (28.28%)
Strip wall surfaces		m2	24.37	0.00	Harmonised Rate + net BMI uplift (28.28%)
General Decorations					
Hand rail	16	lm	9.62	153.92	Harmonised Rate
Loft		m2	19.23	0.00	Harmonised Rate
Ladder cage		m2	19.23	0.00	Harmonised Rate
Frame/cills		lm	9.62	0.00	Harmonised Rate
Entrance door and screen	8	m2	36.07	274.13	Harmonised Rate
Eic		m2	19.23	0.00	Harmonised Rate
Skirtings	53	lm	9.62	509.86	Harmonised Rate
Fascia		lm	9.62	0.00	Harmonised Rate
soffit		lm	9.62	0.00	Harmonised Rate
Hand rail to balcony wall	39	lm	9.62	375.18	Harmonised Rate
Doors		m2	19.23	0.00	Harmonised Rate

Frame Entrance door and screen Rwp /soil	8 18	Im m2 Im	9.62 36.07 9.62	0.00 274.13 173.16	Harmonised Rate Harmonised Rate Harmonised Rate		
DECORATIONS							
H RAINWATER GOODS			Carried to Summary £	1,760.38			
Renew cast iron guttering (ogee or half round 150mm) inclusive all joints, fixings, end caps, spigots, etc. to falls	40	Im	55.94	2,237.73	Framework - Year 14 BMI Uplift 32.63%		
RAINWATER GOODS			Carried to Summary £	2,237.73			
I FRA WORKS			QTY	UNIT	RATE		
FED's					TOTAL		
Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.				Nr	1,950.23	0.00	Gerda Rates
Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,				Nr	100.00	0.00	Provisional Allowance
FRA							
Item 7.1.1.1 Remove all plywood construction materials used to form part of the electrical intake enclosure. Plywood wall facing located on the ground floor to the left hand side of the electrical intake. Replace all plywood materials with 30 minute fire resistant boarding.	1	Item			350.00	Provisional Allowance	
Item 7.1.1.2 Firestopping is required within the ground floor electrical intake cupboard, located under the stair. There is a hole within the left hand side wall (next to light fitting) and disused conduit within the hole, all of which are required to be suitably fire stopped, to provide 30 minutes fire resistance.	1	Item			100.00	Provisional Allowance	
Item 7.3.1.1 Install emergency lighting within the communal areas of the building, including the balcony area. Emergency lighting to be installed in line with BS5266: Pt. 1: 2016.	1	Item					See Lighting Works
Item 7.4.2.1 Install a 'fire door keep locked' sign to the metal electrical intake cupboard door, x1 in total.	1	Nr			50.00	50.00	Provisional Allowance
Item 7.8.3.1 Replace the door to the electrical intake cupboard located on the ground floor under the stair with a certified FD30S door set. This is deemed to be a low risk task which can be carried out at the next major works.	1	Item			1,000.00	1,000.00	Provisional Allowance
Renew timber communal loft hatches with fire rated hatches	1	Nr			1,500.00	1,500.00	Provisional Allowance
Provisional allowance for additional FRA works	1	Item				4,000.00	Provisional Allowance
Renew electrical intake doors to suitable fire rated doors	1	Item				1,000.00	Provisional Allowance
Carry out compartmentation works as per cablesheer reports	1	Item				73.99	Phoenix Green Quote
LOFT SPACE WORKS							

Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
FRA WORKS					
J M&E	QTY	UNIT	Carried to Summary £	Total	COMMENTS
INTAKE WORKS					
Adaptations to the distribution board	1	Item	250.00	250.00	
Install MEM Glasgow TPN isolator switch when undertaking minor electrical works (NB. This cost will not be added as separate charge to the per dwelling costs/per storey costs above).	1	Nr	1,390.47	1,390.47	
New tails to EDF head - single core XL-LSF in new trunking 200A rated to Ryefield board as per specification requirements	1	Nr	8,517.50	8,517.50	Framework - Year 14 BMI Uplift 32.63%
Installation of Surge Protection, Type 1&2	1	Item	2,500.00	2,500.00	
Supply and fit earth bar enclosure	1	Nr	385.00	385.00	
Carry Out EICR	1	Nr	780.00	780.00	
STAIRCASE LIGHTING					
Rewire landlord lighting system to staircase inclusive sub landings in existing containment inclusive refix/renew missing and defective sections of trunking and new light fittings , inclusive emergency lighting provision - staircase up to 3-6 storeys	1	Staircase	4,780.91	4,780.91	Framework - Year 14 BMI Uplift 32.63%
Extra over above items for new containment system complete inclusive removal and disposal of any existing containment system - up to 3-6 storeys	1	Staircase	7,682.09	7,682.09	Framework - Year 14 BMI Uplift 32.63%
Extra over for self-testing L.E.D fittings	6	Light	257.09	1,542.54	
AMENITY LIGHTING					
Supply and fit Amenity Lighting	5	Nr	382.35	1,911.75	2 X FRONT, 1 x R/H GABLE, 1 X L/H GABLE
	1	Nr	257.09	257.09	Replacement of 28w2d to F.E.D
Rewire landlord lighting system to external public access balcony n.e. 10m length inclusive new fittings, general position outside each dwelling door, uniformly set out for landing/block re-using existing containment	2	Balcony	2,390.44	4,780.89	Used extra communal walkway code for installation and wiring of amenity lighting.
Ditto above but length 10-20m	2	Balcony	2,390.44	4,780.89	Framework - Year 14 BMI Uplift 32.63%
COMMUNAL WALKWAYS					
Rewire landlord lighting system to external public access balcony n.e. 10m length inclusive new fittings, general position outside each dwelling door, uniformly set out for landing/block re-using existing containment	2	Balcony	2,390.44	4,780.89	Framework - Year 14 BMI Uplift 32.63%
Ditto above but length 10-20m	2	Balcony	2,390.44	4,780.89	Framework - Year 14 BMI Uplift 32.63%
Extra over for self-testing L.E.D fittings	7	Light	257.09	1,799.63	
INTAKE LIGHTING					
Install new lighting system to switchroom 1 no luminaire with integral emergency lighting provision	1	nr	1,309.93	1,309.93	Framework - Year 14 BMI Uplift 32.63%
Extra over for self-testing L.E.D fittings	1	Light	257.09	257.09	

ROOF SPACE / TANK ROOM LIGHTING						
Run new single phase supply and complete earth system to tank room, install consumer unit and power circuit of 2 double socket outlets within tank room, install earthing to room, all inclusive all labours, connections, removing and refixing duct panels and the like - measured by the number of storeys from intake to loft space - cost per storey	1	nr	639.62	639.62	Framework - Year 14 BMI Uplift 32.63%	
Install new lighting circuit within tank room with new fluorescent fittings designed to achieve minimum 250 lux lighting level and including emergency lighting provision, all connections and builders work - tank room n.e. 30m ² area	1	nr	651.21	651.21	Framework - Year 14 BMI Uplift 32.63%	
Ditto but tank room 31-50 m ²						
Ddt light fitting allowance included within the above						
Self-testing L.E.D fittings (E. Lighting)	5	nr	372.00	1,860.01		
SMARTSCAN GATEWAY:MASTER CONTROL; 250 DEVICES	1	nr	1,265.00	1,265.00		
SMARTSCAN PLATEFORM 2 GATEWAY SET -UP, CONFIG OF WEB SERVER	1	nr	460.00	460.00		
Grout Allowance for Thorlux / smartscan set up / config / attendance	1	nr	1,500.00	1,500.00		
M&E			Carried to Summary	£ 49,301.62		
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	Provisional allowance for additional roof repairs following survey	1	Item		2,000.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
RISK ITEMS			Carried to Summary	£ 19,500.00		
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	31-45 Philip				0.00	
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT				11,630.04	
B	ROOF REPAIRS				2,103.53	
C	WINDOW REPAIRS				2,444.16	
D	COMMUNAL DOORS				0.00	
E	FAÇADE & STRUCTURAL REPAIRS				26,014.77	
F	WALKWAYS & BALCONIES				932.77	
G	DECORATIONS				1,760.38	
H	RAINWATER GOODS				2,237.73	
I	FRA WORKS				10,073.99	

J	M&E				49,301.62	
K	RISK ITEMS				19,500.00	
31-45 Philip		Carried to Section Summary	£	125,998.99		

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. 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	Item	33.16	132.63	Framework - Year 14 BMI Uplift 32.63%
		4	Item	66.32	265.26	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	30,744.00	30,744.00	MAC Quote
	Weekly Inspections	7.0	Nr	200.00	1,400.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary £			33,012.73	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
B	MAIN ROOF COVERINGS - PITCHED	8 4 20	Nr Im Im	47.16 132.16 90.00	377.28 528.64 1,800.00	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Patches over 0.5 but not exceeding 1m2.					Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm					Star rate
	Replace broken or missing zinc ridge to match; remove debris.					
	ng the detectors.					
	SOFFIT & FASCIA	50 64 14	Im Im Im	20.16 49.94 49.94	1,013.75 3,196.16 684.89	Framework - Year 14 BMI Uplift 32.63%
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter 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					Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like					Historic Rate Tappesfield
	ROOF REPAIRS					
C	WINDOW REPAIRS	QTY	UNIT	RATE	Carried to Summary £	7,600.72
C	WINDOW REPAIRS - Provisional Qty's	2	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Historic rates
	Clean, ease and adjust windows					Historic rates
	Renew trickle vent					Historic rates
	Renew handle					Historic rates
	Renew hinges					Historic rates
	Renew restrictor					Historic rates
	Renew tilt and turn top hinge					Historic rates
	Mastic renewal					Provisional Allowance
	Glazing replacement					Provisional Allowance
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.		Item	250.00	500.00	Provisional Allowance
	WINDOW REPAIRS					
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	Carried to Summary £	500.00
D	CONCRETE REPAIRS	22 22 22 7	m2 m2 m2 nr	3.75 1.96 1.82 10.44	82.50 43.12 40.04 76.56	Harmonised Rate + net BMI uplift (32.63%)
	Surface Preparation					
	Jet washing existing concrete					
	Survey					
	Carry out visual survey & hammer test to all areas of concrete					Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete					Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2					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		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
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 exceeding 25mm.		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 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.		nr	14.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)		nr	26.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	39.46	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	51.56	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	63.99	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	82.56	0.00	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	0.00	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 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		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 anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	4.16	0.00	
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					

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			m2 m m2	17.74 8.87 17.74	0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	22 50		m2 m m2	15.09 7.55 15.09	331.98 377.25 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks Rake out and repoint defective pointing Areas >0.5 sqm Areas 0.25-0.5 sqm Areas less than 0.25 sqm/joints/perps	20 5 5 10		nr m2 nr m	12.50 35.00 25.00 12.00	250.00 175.00 125.00 120.00	Historic rate - Juniper House Historic rate - Carterscroft Historic rate - Carterscroft
Helical bar across cracking brickwork. Generally to every 3rd course.			lm	80.00	0.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS				Carried to Summary £	1,662.57	
E WALKWAYS & BALCONIES		QTY	UNIT	RATE	TOTAL	COMMENTS
WALKWAYS & BALCONIES				Carried to Summary £	0.00	
F DECORATIONS		QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces			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%)
General Decorations Fascia soffit Doors Frame Rwp /soil Meter cupboards Windows	18 50 20 4 13		lm m2 lm nr m2	9.62 9.62 19.23 9.62 36.07	0.00 0.00 346.14 481.00 192.40 76.92 468.91	Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
DECORATIONS				Carried to Summary £	1,565.37	
G RAINWATER GOODS		QTY	UNIT	RATE	TOTAL	
Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards 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	Im	38.58	1,609.42	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£	3,320.12
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,					
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£	4,000.00
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary	£	1,575.66
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		2,500.00	
	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	

Provisional allowance for additional roof repairs following survey	1	Item		1,000.00	
Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
RISK ITEMS					
SUMMARY		QTY	UNIT	Carried to Summary £	11,000.00
A ACCESS TO WORKS AT HEIGHT					33,012.73
B ROOF REPAIRS					7,600.72
C WINDOW REPAIRS					500.00
D FAÇADE & STRUCTURAL REPAIRS					1,662.57
E WALKWAYS & BALCONIES					0.00
F DECORATIONS					1,565.37
G RAINWATER GOODS					3,320.12
H FRA WORKS					4,000.00
I M&E					1,575.66
J RISK ITEMS					11,000.00
6-18 Heaton Road			Carried to Section Summary £	64,237.17	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. 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	Item	33.16	165.79	Framework - Year 14 BMI Uplift 32.63%
		5	Item	66.32	331.58	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	26,384.00	26,384.00	MAC Quote
	Weekly Inspections	7.0	Nr	200.00	1,400.00	
	Remove and refix satellite dish - Provisional	3	nr	86.21	258.63	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary £			28,838.41	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
B	MAIN ROOF COVERINGS - PITCHED	10 5 25	Nr Im Im	47.16 132.16 90.00	471.60 660.80 2,250.00	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Patches over 0.5 but not exceeding 1m2.					Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm					Star rate
	Replace broken or missing zinc ridge to match; remove debris.					
	ng the detectors.					
	SOFFIT & FASCIA	63 83 20	Im Im Im	20.16 49.94 49.94	1,276.78 4,161.67 998.80	Framework - Year 14 BMI Uplift 32.63%
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter 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					Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like					Historic Rate Tappesfield
	ROOF REPAIRS					
C	WINDOW REPAIRS	QTY	UNIT	RATE	Carried to Summary £	9,819.65
C	WINDOW REPAIRS - Provisional Qty's	2	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Historic rates
	Clean, ease and adjust windows					Historic rates
	Renew trickle vent					Historic rates
	Renew handle					Historic rates
	Renew hinges					Historic rates
	Renew restrictor					Historic rates
	Renew tilt and turn top hinge					Historic rates
	Mastic renewal					Provisional Allowance
	Glazing replacement					Provisional Allowance
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.					Provisional Allowance
	WINDOW REPAIRS					
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	Carried to Summary £	500.00
D	CONCRETE REPAIRS	18 18 18 6	m2 m2 m2 nr	3.75 1.96 1.82 10.44	67.50 35.28 32.76 62.64	Harmonised Rate + net BMI uplift (32.63%)
	Surface Preparation					
	Jet washing existing concrete					
	Survey					
	Carry out visual survey & hammer test to all areas of concrete					Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete					Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2					Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	14.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	26.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	39.46	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	51.56	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	63.99	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	82.56	0.00	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		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 anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	4.16	0.00	
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					

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			m2 m m2	17.74 8.87 17.74	0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	18 42		m2 m m2	15.09 7.55 15.09	271.62 316.89 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks Rake out and repoint defective pointing Areas >0.5 sqm Areas 0.25-0.5 sqm Areas less than 0.25 sqm/joints/perps	20 5 5 10		nr m2 nr m	12.50 35.00 25.00 12.00	250.00 175.00 125.00 120.00	Historic rate - Juniper House Historic rate - Carterscroft Historic rate - Carterscroft
Helical bar across cracking brickwork. Generally to every 3rd course.			lm	80.00	0.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS				Carried to Summary £	1,497.81	
E WALKWAYS & BALCONIES		QTY	UNIT	RATE	TOTAL	COMMENTS
WALKWAYS & BALCONIES				Carried to Summary £	0.00	
F DECORATIONS		QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces			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%)
General Decorations Fascia soffit Doors Frame Rwp /soil Meter cupboards	16.2 50 20 5		lm m2 lm nr	9.62 19.23 9.62 9.62 19.23	311.53 481.00 192.40 96.15	Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
DECORATIONS				Carried to Summary £	1,081.08	
G RAINWATER GOODS		QTY	UNIT	RATE	TOTAL	
Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	63		lm	34.02	2,154.57	Framework - Year 14 BMI Uplift 32.63%
Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	54		lm	38.58	2,089.86	Framework - Year 14 BMI Uplift 32.63%

	RAINWATER GOODS			Carried to Summary £	4,244.44	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,					
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	5	Nr	500.00	2,500.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	4,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary £	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		2,500.00	
	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	
	Provisional allowance for additional roof repairs following survey	1	Item		1,250.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	

RISK ITEMS		Carried to Summary		£	11,250.00	
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
	22-32 Heaton Road				0.00	
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				28,838.41	
B	ROOF REPAIRS				9,819.65	
C	WINDOW REPAIRS				500.00	
D	FAÇADE & STRUCTURAL REPAIRS				1,497.81	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				1,081.08	
G	RAINWATER GOODS				4,244.44	
H	FRA WORKS				4,500.00	
I	M&E				1,575.66	
J	RISK ITEMS				11,250.00	
22-32 Heaton Road		Carried to Section Summary		£	63,307.04	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	33-44 Heaton Road 34-44 Heaton Road is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors. GENERALLY The works in this section comprise the following:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. 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	Item	33.16	165.79	Framework - Year 14 BMI Uplift 32.63%
		5	Item	66.32	331.58	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	23,202.00	23,202.00	MAC Quote
	Weekly Inspections	7.0	Nr	200.00	1,400.00	
	Remove and refix satellite dish - Provisional	3	nr	86.21	258.63	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary £			25,656.41	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
B	MAIN ROOF COVERINGS - PITCHED	10 5 25	Nr Im Im	47.16 132.16 90.00	471.60 660.80 2,250.00	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Patches over 0.5 but not exceeding 1m2.					Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm					Star rate
	Replace broken or missing zinc ridge to match; remove debris.					
	ng the detectors.					
	SOFFIT & FASCIA	53 62 20	Im Im Im	20.16 49.94 49.94	1,058.39 3,079.63 998.80	Framework - Year 14 BMI Uplift 32.63%
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like					Historic Rate Tappesfield
	Take down and 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, end caps, adjustment to gutter brackets and the like					Historic Rate Tappesfield
	ROOF REPAIRS					
C	WINDOW REPAIRS	QTY	UNIT	RATE	Carried to Summary £	8,519.22
C	WINDOW REPAIRS - Provisional Qty's	4 4 4 4 4	dwellings Nr Nr Nr Nr	280.00 19.00 16.00 31.00 14.52 105.00	0.00 76.00 64.00 124.00 58.08 420.00	Historic rates
	Clean, ease and adjust windows					Historic rates
	Renew trickle vent					Historic rates
	Renew handle					Historic rates
	Renew hinges					Historic rates
	Renew restrictor					Historic rates
	Renew tilt and turn top hinge					Historic rates
	Mastic renewal		Item Item	200.00 200.00	0.00 0.00	Provisional Allowance
	Glazing replacement					Provisional Allowance
	CLADDING	2	Item	250.00	500.00	Provisional Allowance
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.					
D	WINDOW REPAIRS	QTY	UNIT	RATE	Carried to Summary £	1,242.08
	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS	15 15 15 5	m2 m2 m2 nr	3.75 1.96 1.82 10.44	56.25 29.40 27.30 52.20	Harmonised Rate + net BMI uplift (32.63%)
	Surface Preparation					
	Jet washing existing concrete					
	Survey					
	Carry out visual survey & hammer test to all areas of concrete					Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete					Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2					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		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
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 exceeding 25mm.		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 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.		nr	14.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)		nr	26.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	39.46	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	51.56	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	63.99	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	82.56	0.00	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	0.00	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 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		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 anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	4.16	0.00	
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					

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			m2 m m2	17.74 8.87 17.74	0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	15 35		m2 m m2	15.09 7.55 15.09	226.35 264.08 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks Rake out and repoint defective pointing Areas >0.5 sqm Areas 0.25-0.5 sqm Areas less than 0.25 sqm/joints/perps	20 5 5 10		nr m2 nr m	12.50 35.00 25.00 12.00	250.00 175.00 125.00 120.00	Historic rate - Juniper House Historic rate - Carterscroft Historic rate - Carterscroft
Helical bar across cracking brickwork. Generally to every 3rd course.			lm	80.00	0.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS				Carried to Summary £	1,366.70	
E WALKWAYS & BALCONIES		QTY	UNIT	RATE	TOTAL	COMMENTS
WALKWAYS & BALCONIES				Carried to Summary £	0.00	
F DECORATIONS		QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces			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%)
General Decorations Fascia soffit Doors Frame Rwp /soil Meter cupboards	16.2 50 20 5		lm m2 lm nr	9.62 19.23 9.62 9.62 19.23	311.53 481.00 192.40 96.15	Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
DECORATIONS				Carried to Summary £	1,081.08	
G RAINWATER GOODS		QTY	UNIT	RATE	TOTAL	
Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	53		lm	34.02	1,786.03	Framework - Year 14 BMI Uplift 32.63%
Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	45		lm	38.58	1,736.19	Framework - Year 14 BMI Uplift 32.63%

	RAINWATER GOODS			Carried to Summary	£	3,522.22	
H	FRA WORKS			QTY	UNIT	RATE	TOTAL
	FED's						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, 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.,						Gerda Rates
	FRA						
	Provisional allowance for additional FRA works			1	Item	100.00	2,000.00
	LOFT SPACE WORKS						Provisional Allowance
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations			5	Nr	500.00	2,500.00
	FRA WORKS				Carried to Summary	£	4,500.00
I	M&E			QTY	UNIT	RATE	TOTAL
	COMMUNAL TESTING						COMMENTS
	Landlord EICR's			1	Item	830.66	830.66
	TEMPORARY LIGHTING						Framework - Year 14 BMI Uplift 32.63%
	Install 230v supply for 110v transformer			1	Nr	85.00	85.00
	Supply 3kva Transformer			1	Nr	95.00	95.00
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm			2	Nr	105.00	210.00
	Install 110v socket (fixed)			1	Nr	35.00	35.00
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm			2	Nr	160.00	320.00
	M&E				Carried to Summary	£	1,575.66
J	RISK ITEMS			QTY	UNIT	RATE	TOTAL
	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		2,500.00
	Provisional allowance for unforeseen works arising			1	Item		2,500.00
	Provisional allowance for additional roof repairs following survey			1	Item		1,250.00
	Provisional allowance for windows once on site or notified by residents			1	Item		2,500.00

RISK ITEMS		Carried to Summary		£	11,250.00	
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
	33-44 Heaton Road				0.00	
	GENERALLY				25,656.41	
A	ACCESS TO WORKS AT HEIGHT				8,519.22	
B	ROOF REPAIRS				1,242.08	
C	WINDOW REPAIRS				1,366.70	
D	FAÇADE & STRUCTURAL REPAIRS				0.00	
E	WALKWAYS & BALCONIES				1,081.08	
F	DECORATIONS				3,522.22	
G	RAINWATER GOODS				4,500.00	
H	FRA WORKS				1,575.66	
I	M&E				11,250.00	
J	RISK ITEMS					
33-44 Heaton Road		Carried to Section Summary		£	58,713.36	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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 ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS	12	Item	33.16	397.89	Framework - Year 14 BMI Uplift 32.63%
	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.	1	Item	99.47	99.47	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	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	Weekly Inspections					
	Remove and refix satellite dish - Provisional	6.0	Nr	200.00	1,200.00	
		6	nr	86.21	517.26	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary £			33,376.34	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.	24	Nr	47.16	1,131.84	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		12	Im	132.16	1,585.92	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		60	Im	90.00	5,400.00	Star rate
	SOFFIT & FASCIA					
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	110	Im	20.16	2,217.57	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	160	Im	49.94	7,990.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	50	Im	49.94	2,497.00	Historic Rate Tappesfield
	ROOF REPAIRS					
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	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	1	dwellings	280.00	280.00	Historic rates
		12	Nr	19.00	228.00	Historic rates
		12	Nr	16.00	192.00	Historic rates
		12	Nr	31.00	372.00	Historic rates
		12	Nr	14.52	174.24	Historic rates
		12	Nr	105.00	1,260.00	Historic rates
		1	Item	200.00	200.00	Provisional Allowance
			Item	200.00	0.00	Provisional Allowance
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary; remove debris. Make good and bed new slate to retained work.	5	Item	250.00	1,250.00	Provisional Allowance
	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
		QTY	UNIT	RATE	TOTAL	COMMENTS
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	11	m2	3.75	41.25	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	11	m2	1.96	21.56	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	11	m2	1.82	20.02	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	4	nr	10.44	38.28	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m ² . (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	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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.	1	nr	10.03	10.03	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m ² . (Provisional Quantity)	1	nr	13.26	13.26	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)	1	nr	15.83	15.83	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)	1	nr	19.07	19.07	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)	1	nr	23.72	23.72	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)	1	nr	39.79	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.	30	nr	14.26	427.80	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m ² . (Provisional Quantity)	25	nr	26.03	650.75	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)	1	nr	39.46	39.46	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)	1	nr	51.56	51.56	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)	1	nr	63.99	63.99	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)	1	nr	82.56	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 0.01m ² . (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m ² but not exceeding 0.05 m ² . (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m ² but not exceeding 0.10 m ² . (Provisional Quantity)		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m ² but not exceeding 0.25 m ² . (Provisional Quantity)		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m ² but not exceeding 0.50 m ² . (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m ² but not exceeding 1 m ² . (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		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 anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	4.16	0.00	
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					

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		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth	11	m	8.87	0.00	Harmonised Rate + net BMI uplift (32.63%)
		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
			15.09	165.99	Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	22	m m2	7.55 15.09	165.99 0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks	36	nr	12.50	450.00	Historic rate - Juniper House
Rake out and repoint defective pointing	10	m2	35.00	350.00	Historic rate - Carterscroft
Areas >0.5 sqm	20	nr	25.00	500.00	
Areas 0.25-0.5 sqm	30	m	12.00	360.00	
Areas less than 0.25 sqm/joints/perps		lm	80.00	0.00	Historic rate - Carterscroft
Helical bar across cracking brickwork. Generally to every 3rd course.					
FAÇADE & STRUCTURAL REPAIRS			Carried to Summary £	3,592.03	
E WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
PRIVATE BALCONIES					
Provisional allowance for asphalt repairs	6	Item	250.00	1,500.00	Provisional allowance
WALKWAYS & BALCONIES			Carried to Summary £	1,500.00	
F DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES					
Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)					
Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
General Decorations					
Cladding	12	m2	19.23	230.76	Harmonised Rate
Fascia		m	9.62		Harmonised Rate
soffit		m	9.62		Harmonised Rate
Frame/posts to Pb balustrade	320	m	9.62	3,078.40	Harmonised Rate
Rwp	56	m	9.62	538.72	Harmonised Rate
Small rail	12	m	9.62	115.44	Harmonised Rate
Ceilings to ground floor flats	192	m2	19.23	3,692.16	Harmonised Rate
Doors	16	m2	19.23	307.68	Harmonised Rate
Frame	30	m	9.62	288.60	Harmonised Rate
Meter cupboards	25	no	19.23	480.75	Harmonised Rate
DECORATIONS			Carried to Summary £	8,732.51	
G RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	110	lm	34.02	3,742.20	Framework - Year 14 BMI Uplift 32.63%
Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	84	lm	22.39	1,880.76	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS			Carried to Summary £	5,622.96	

H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide	1	Nr	1,950.23	1,950.23	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	1	Nr	1,147.59	1,147.59	Gerda Rates
	FRA					
	Provisional allowance for compartmentation works	1	Item		5,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	8	Nr	1,000.00	8,000.00	Provisional Allowance
	Issue 7.4.3.1 Signage	2	Nr	50.00	100.00	Provisional Allowance
	Issue 7.4.4.1 Signage	2	Nr	50.00	100.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	12	Nr	500.00	6,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	22,397.82	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	3	Nr	105.00	315.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	3	Nr	160.00	480.00	
	M&E			Carried to Summary £	1,840.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		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	

Provisional allowance for additional roof repairs following survey	1	Item		3,000.00
Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00
RISK ITEMS				20,500.00
SUMMARY	QTY	UNIT	RATE	TOTAL
1-12 Huguenot Square				
GENERALLY				0.00
A ACCESS TO WORKS AT HEIGHT				33,376.34
B ROOF REPAIRS				20,822.73
C WINDOW REPAIRS				3,956.24
D FAÇADE & STRUCTURAL REPAIRS				3,592.03
E WALKWAYS & BALCONIES				1,500.00
F DECORATIONS				8,732.51
G RAINWATER GOODS				5,622.96
H FRA WORKS				22,397.82
I M&E				1,840.66
J RISK ITEMS				20,500.00
1-12 Huguenot Square			Carried to Section Summary	£ 122,341.30

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT					
	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. Allow for removal from site of all debris arising from the works.	QTY	UNIT	RATE	TOTAL	COMMENTS
		2	Item	33.16	66.32	Framework - Year 14 BMI Uplift 32.63%
		2	Item	66.32	132.63	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding. Scaffold to roof only with 1 no. lift of boards including fire rated debris netting, hoist tower and fencing to balconies	1.0	Item	27,986.00	27,986.00	MAC Quote
	Weekly Inspections	6.0	Nr	200.00	1,200.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £				29,855.78			
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS			
B	TEMPORARY DORMER	2	Nr	750.00	1,500.00	Historic Rate Arnold Dobson			
	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	4 2 10	Nr Im Im	47.16 132.16 90.00	188.64 264.32 900.00				
	Patches over 0.5 but not exceeding 1m2.								
	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 broken or missing zinc ridge to match; remove debris.								
	SOFFIT & FASCIA								
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	18	Im	20.16	368.25				
	Take down and 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, end caps, adjustment to gutter brackets and the like								
B	ROOF REPAIRS	Carried to Summary £				4,972.44			
		QTY	UNIT	RATE	TOTAL	COMMENTS			
C	WINDOW REPAIRS	QTY 1	UNIT dwellings Nr Nr Nr Nr Nr Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	TOTAL 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates 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								
C	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.								
	WINDOW REPAIRS	Carried to Summary £				250.00			
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS			
D	CONCRETE REPAIRS	11	m2	3.75	41.25	Harmonised Rate + net BMI uplift (32.63%)			
	Surface Preparation								
	Jet washing existing concrete								
	Survey								

Carry out visual survey & hammer test to all areas of concrete	11	m2	1.96	21.56	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	11	m2	1.82	20.02	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	11	nr	10.44	114.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	14.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	26.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	39.46	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	51.56	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	63.99	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	82.56	0.00	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		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 anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					

	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys		m2 m m2	8.32 4.16 8.32	0.00 0.00 0.00	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		m2 m m2	17.74 8.87 17.74	0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	11 22	m2 m m2	15.09 7.55 15.09	165.99 165.99 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS		nr	12.50	375.00	Historic rate - Juniper House
	Carry out repairs to defective bricks Rake out and repoint defective pointing Areas >0.5 sqm Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	30 10 20 40	m2 nr m	35.00 25.00 12.00	350.00 500.00 480.00	Historic rate - Carterscroft
	Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS			Carried to Summary £	2,275.77	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	WALKWAYS & BALCONIES			Carried to Summary £	0.00	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces		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%)
	General Decorations Fascia soffit Flat entrance doors Frame cupboard door	5.4 15 3	lm lm m2 lm lm	9.62 9.62 19.23 9.62 19.23	0.00 103.84 144.30 57.69	Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	DECORATIONS			Carried to Summary £	305.83	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	

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

M&E		Carried to Summary £			1,310.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		2,500.00	
	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	
	Provisional allowance for additional roof repairs following survey	1	Item		500.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
RISK ITEMS		Carried to Summary £			10,500.00	
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
	13-15 Huguenot					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				29,855.78	
B	ROOF REPAIRS				4,972.44	
C	WINDOW REPAIRS				250.00	
D	FAÇADE & STRUCTURAL REPAIRS				2,275.77	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				305.83	
G	RAINWATER GOODS				1,152.50	
H	FRA WORKS				22,000.00	
I	M&E				1,310.66	
J	RISK ITEMS				10,500.00	
13-15 Huguenot		Carried to Section Summary £			72,622.99	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT					
	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. Allow for removal from site of all debris arising from the works.	QTY	UNIT	RATE	TOTAL	COMMENTS
		2	Item	33.16	66.32	Framework - Year 14 BMI Uplift 32.63%
		2	Item	66.32	132.63	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	27,986.00	27,986.00	MAC Quote
	Weekly Inspections	6.0	Nr	200.00	1,200.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £				29,855.78			
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS			
B	TEMPORARY DORMER	2	Nr	750.00	1,500.00	Historic Rate Arnold Dobson			
	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	4 2 10	Nr Im Im	47.16 132.16 90.00	188.64 264.32 900.00				
	Patches over 0.5 but not exceeding 1m2.								
	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 broken or missing zinc ridge to match; remove debris.								
	SOFFIT & FASCIA								
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	19	Im	20.16	381.20				
	Take down and 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, end caps, adjustment to gutter brackets and the like								
B	ROOF REPAIRS	Carried to Summary £				4,986.60			
		QTY	UNIT	RATE	TOTAL	COMMENTS			
C	WINDOW REPAIRS	1 4 4 4 4 4 1	dwellings Nr Nr Nr Nr Nr Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	280.00 76.00 64.00 124.00 58.08 420.00 0.00 0.00	Historic rates Historic rates Historic rates Historic rates Historic rates 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								
C	CLADDING								
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.								
C	WINDOW REPAIRS	Carried to Summary £				1,272.08			
		QTY	UNIT	RATE	TOTAL	COMMENTS			
D	FAÇADE & STRUCTURAL REPAIRS	11	m2	3.75	41.25	Harmonised Rate + net BMI uplift (32.63%)			
	CONCRETE REPAIRS								
	Surface Preparation								
	Jet washing existing concrete								
	Survey								

Carry out visual survey & hammer test to all areas of concrete	11	m2	1.96	21.56	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of concrete	11	m2	1.82	20.02	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	11	nr	10.44	114.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	14.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	26.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	39.46	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	51.56	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	63.99	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	82.56	0.00	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		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 anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					

	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys		m2 m m2	8.32 4.16 8.32	0.00 0.00 0.00	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		m2 m m2	17.74 8.87 17.74	0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)	
	Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	11 22	m2 m m2	15.09 7.55 15.09	165.99 165.99 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)	
	BRICKWORK CLEANING AND REPAIRS		nr	12.50	250.00	Historic rate - Juniper House	
	Carry out repairs to defective bricks Rake out and repoint defective pointing Areas >0.5 sqm Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	20 6 15 25	m2 nr m	35.00 25.00 12.00	210.00 375.00 300.00	Historic rate - Carterscroft	
	Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft	
	FAÇADE & STRUCTURAL REPAIRS			Carried to Summary £	1,705.77		
E	WALKWAYS & BALCONIES		QTY	UNIT	RATE	TOTAL	COMMENTS
	WALKWAYS & BALCONIES			Carried to Summary £	0.00		
F	DECORATIONS		QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES						
	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces			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%)
	General Decorations Fascia soffit Flat entrance doors Frame cupboard door	5.4 15 3	lm lm m2 lm lm	9.62 9.62 19.23 9.62 19.23	103.84 144.30 57.69		Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	DECORATIONS			Carried to Summary £	305.83		
G	RAINWATER GOODS		QTY	UNIT	RATE	TOTAL	

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	19	Im	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	Im	38.58	547.16	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	1,190.44	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,					
	FRA					
	Provisional allowance for additional FRA works					
	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-luminaries in association with the above; non-working supervisor & Certification.					
	Provisional allowance for compartmentation works to roof spaces					
	FRA WORKS			Carried to Summary £	22,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's					
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	Supply 3kva Transformer	1	Nr	85.00	85.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	95.00	95.00	
	Install 110v socket (fixed)	1	Nr	105.00	105.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1	Nr	35.00	35.00	
		1	Nr	160.00	160.00	

M&E		Carried to Summary £			1,310.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		2,500.00	
	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	
	Provisional allowance for additional roof repairs following survey	1	Item		500.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
RISK ITEMS		Carried to Summary £			10,500.00	
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
	16-18 Huguenot					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				29,855.78	
B	ROOF REPAIRS				4,986.60	
C	WINDOW REPAIRS				1,272.08	
D	FAÇADE & STRUCTURAL REPAIRS				1,705.77	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				305.83	
G	RAINWATER GOODS				1,190.44	
H	FRA WORKS				22,000.00	
I	M&E				1,310.66	
J	RISK ITEMS				10,500.00	
16-18 Huguenot		Carried to Section Summary £			73,127.17	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. 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.	8	Item	33.16	265.26	Framework - Year 14 BMI Uplift 32.63%
		8	Item	66.32	530.52	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		21,681.00	MAC Quote
	Weekly Inspections	7.0	Nr	200.00	1,400.00	
	Remove and refix satellite dish - Provisional	4	nr	86.21	344.84	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary £			24,520.04	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.	16 8 40	Nr Im Im	47.16 132.16 90.00	754.56 1,057.28 3,600.00	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Star rate
	SOFFIT & FASCIA					
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	76	Im	20.16	1,532.14	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	108	Im	49.94	5,393.52	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	33	Im	49.94	1,648.02	Historic Rate Tappesfield
	ROOF REPAIRS			Carried to Summary £	13,985.52	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	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		dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary; remove debris. Make good and bed new slate to retained work.	3	Item	250.00	750.00	Provisional Allowance
	WINDOW REPAIRS			Carried to Summary £	750.00	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	33	m2	3.75	123.75	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	33	m2	1.96	64.68	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	33	m2	1.82	60.06	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	11	nr	10.44	114.84	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		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.	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 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.	5	nr	14.26	71.30	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	26.03	130.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	51.56	257.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	63.99	319.95	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 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		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 anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	4.16	0.00	
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					

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		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth	11	m	8.87	0.00	Harmonised Rate + net BMI uplift (32.63%)
		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
			15.09	165.99	Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	22	m m2	7.55 15.09	165.99 0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks	36	nr	12.50	450.00	Historic rate - Juniper House
Rake out and repoint defective pointing	12	m2	35.00	420.00	Historic rate - Carterscroft
Areas >0.5 sqm	25	nr	25.00	625.00	
Areas 0.25-0.5 sqm	48	m	12.00	576.00	
Areas less than 0.25 sqm/joints/perps		lm	80.00	0.00	Historic rate - Carterscroft
Helical bar across cracking brickwork. Generally to every 3rd course.					
FAÇADE & STRUCTURAL REPAIRS			Carried to Summary £	4,805.23	
E WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
PRIVATE BALCONIES					
Provisional allowance for asphalt repairs	4	Item	250.00	1,000.00	Provisional allowance
WALKWAYS & BALCONIES			Carried to Summary £	1,000.00	
F DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES					
Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)					
Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
General Decorations					
Cladding	12	m2	19.23	230.76	Harmonised Rate
Fascia		m	9.62		Harmonised Rate
soffit		m	9.62		Harmonised Rate
Frame/posts to Pb balustrade	320	m	9.62	3,078.40	Harmonised Rate
Rwp	56	m	9.62	538.72	Harmonised Rate
Small rail	12	m	9.62	115.44	Harmonised Rate
Ceilings to ground floor flats	192	m2	19.23	3,692.16	Harmonised Rate
Doors	16	m2	19.23	307.68	Harmonised Rate
Frame	30	m	9.62	288.60	Harmonised Rate
Meter cupboards	25	no	19.23	480.75	Harmonised Rate
DECORATIONS			Carried to Summary £	8,732.51	
G RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	76	lm	34.02	2,585.52	Framework - Year 14 BMI Uplift 32.63%
Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	57	lm	22.39	1,276.23	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS			Carried to Summary £	3,861.75	

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

Provisional allowance for additional roof repairs following survey	1	Item		2,000.00
Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00
RISK ITEMS				
			Carried to Summary £	14,500.00
SUMMARY	QTY	UNIT	RATE	TOTAL
19-26 Huguenot Square				
GENERALLY				0.00
A ACCESS TO WORKS AT HEIGHT				24,520.04
B ROOF REPAIRS				13,985.52
C WINDOW REPAIRS				750.00
D FAÇADE & STRUCTURAL REPAIRS				4,805.23
E WALKWAYS & BALCONIES				1,000.00
F DECORATIONS				8,732.51
G RAINWATER GOODS				3,861.75
H FRA WORKS				15,150.00
I M&E				1,840.66
J RISK ITEMS				14,500.00
19-26 Huguenot Square			Carried to Section Summary £	89,145.71

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	4	Item	33.16	132.63	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	4	Item	66.32	265.26	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	20,162.00	20,162.00	MAC Quote
	Weekly Inspections	7.0	Nr	200.00	1,400.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary £			22,430.73	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
B	MAIN ROOF COVERINGS - PITCHED	8 4 20	Nr Im Im	47.16 132.16 90.00	377.28 528.64 1,800.00	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Patches over 0.5 but not exceeding 1m2.					Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm					Star rate
	Replace broken or missing zinc ridge to match; remove debris.					
	ng the detectors.					
	SOFFIT & FASCIA	53 53 30	Im Im Im	20.16 49.94 49.94	1,061.75 2,663.47 1,498.20	Framework - Year 14 BMI Uplift 32.63%
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like					Historic Rate Tappesfield
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like					Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like					
	ROOF REPAIRS	Carried to Summary			£ 7,929.33	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
C	WINDOW REPAIRS - Provisional Qty's	4 4 4 4 4	dwellings Nr Nr Nr Nr	280.00 19.00 16.00 31.00 14.52 105.00	0.00 76.00 64.00 124.00 58.08 420.00	Historic rates
	Clean, ease and adjust windows					Historic rates
	Renew trickle vent					Historic rates
	Renew handle					Historic rates
	Renew hinges					Historic rates
	Renew restrictor					Historic rates
	Renew tilt and turn top hinge					Historic rates
	Mastic renewal					Provisional Allowance
	Glazing replacement		Item Item	200.00 200.00	0.00 0.00	Provisional Allowance
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.	2	Item	250.00	500.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary			£ 1,242.08	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
D	CONCRETE REPAIRS	6 6 6 2	m2 m2 m2 nr	3.75 1.96 1.82 10.44	22.50 11.76 10.92 20.88	Harmonised Rate + net BMI uplift (32.63%)
	Surface Preparation					
	Jet washing existing concrete					
	Survey					
	Carry out visual survey & hammer test to all areas of concrete					Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete					Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2					Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	14.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	26.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	39.46	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	51.56	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	63.99	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	82.56	0.00	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		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 anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth		m	4.16	0.00	
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Ditto, to rendered tank rooms & chimneys					

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			m2 m m2	17.74 8.87 17.74	0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	6 33		m2 m m2	15.09 7.55 15.09	90.54 248.99 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks Rake out and repoint defective pointing Areas >0.5 sqm Areas 0.25-0.5 sqm Areas less than 0.25 sqm/joints/perps	30 10 15 25		nr m2 nr m	12.50 35.00 25.00 12.00	375.00 350.00 375.00 300.00	Historic rate - Juniper House Historic rate - Carterscroft Historic rate - Carterscroft
Helical bar across cracking brickwork. Generally to every 3rd course.			lm	80.00	0.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS				Carried to Summary £	1,846.71	
E WALKWAYS & BALCONIES		QTY	UNIT	RATE	TOTAL	COMMENTS
WALKWAYS & BALCONIES				Carried to Summary £	0.00	
F DECORATIONS		QTY	UNIT	RATE	TOTAL	COMMENTS
PREVIOUSLY PAINTED SURFACES						
Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces			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%)
General Decorations Fascia soffit Flat entrance doors Frame Side screens Porch soffit	11 30 6 9		lm m2 lm m2	9.62 9.62 36.07 9.62 36.07 19.23	0.00 389.56 288.60 216.42 173.07	Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
DECORATIONS				Carried to Summary £	1,067.65	
G RAINWATER GOODS		QTY	UNIT	RATE	TOTAL	
Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	69		lm	34.02	2,358.69	Framework - Year 14 BMI Uplift 32.63%
Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	52		lm	38.58	2,006.27	Framework - Year 14 BMI Uplift 32.63%

	RAINWATER GOODS			Carried to Summary	£	4,364.96	
H	FRA WORKS			QTY	UNIT	RATE	TOTAL
	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.						
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,						
	FRA						
	Provisional allowance for additional FRA works			1	Item		2,000.00
	LOFT SPACE WORKS						
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations			4	Nr	500.00	2,000.00
	FRA WORKS						
I	M&E			QTY	UNIT	Carried to Summary	£
	COMMUNAL TESTING						4,000.00
	Landlord EICR's						
	TEMPORARY LIGHTING						
	Install 230v supply for 110v transformer			1	Item	830.66	830.66
	Supply 3kva Transformer						
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm			1	Nr	85.00	85.00
	Install 110v socket (fixed)			1	Nr	95.00	95.00
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm			2	Nr	105.00	210.00
	M&E						
J	RISK ITEMS			QTY	UNIT	Carried to Summary	£
	Additional asbestos removal						1,575.66
	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						
	Provisional allowance for additional roof repairs following survey			1	Item		2,500.00
	Provisional allowance for windows once on site or notified by residents			1	Item		1,000.00
							2,500.00

RISK ITEMS		Carried to Summary		£	11,000.00	
SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS
	12-22 Philip				0.00	
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				22,430.73	
B	ROOF REPAIRS				7,929.33	
C	WINDOW REPAIRS				1,242.08	
D	FAÇADE & STRUCTURAL REPAIRS				1,846.71	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				1,067.65	
G	RAINWATER GOODS				4,364.96	
H	FRA WORKS				4,000.00	
I	M&E				1,575.66	
J	RISK ITEMS				11,000.00	
12-22 Philip		Carried to Section Summary		£	55,457.11	

REF	ITEM	TASK ORDER PRICE				
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT					
	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. Allow for removal from site of all debris arising from the works.	QTY	UNIT	RATE	TOTAL	
		4	Item	33.16	132.63	Framework - Year 14 BMI Uplift 32.63
		4	Item	66.32	265.26	Framework - Year 14 BMI Uplift 32.63
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63
		1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63
	SCAFFOLD					

	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	16,197.00	16,197.00	MAC Quote
	Weekly Inspections	7.0	Nr	200.00	1,400.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.6%
ACCESS TO WORKS AT HEIGHT		Carried to Summary £			18,465.73	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
ng the detectors.	MAIN ROOF COVERINGS - PITCHED	8 4 20 69 110	Nr Im Im Im Im	47.16 132.16 90.00 20.16 49.94	377.28 528.64 1,800.00 1,391.02 5,493.40	Provisional Quantities, Framework - Y Provisional Quantities, Framework - Y Star rate Framework - Year 14 BMI Uplift 32.6% Historic Rate Tappesfield
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.					
	SOFFIT & FASCIA					
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter 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					
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like					
ROOF REPAIRS		Carried to Summary £			12,137.28	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	
ng the detectors.	WINDOW REPAIRS - Provisional Qty's	dwellings Nr Nr Nr Nr Nr Item Item	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Historic rates 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						

	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.	2	Item	250.00	500.00	Provisional Allowance
	WINDOW REPAIRS			Carried to Summary	£	500.00
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	4	m2	3.75	15.00	Harmonised Rate + net BMI uplift (32)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	4	m2	1.96	7.84	Harmonised Rate + net BMI uplift (32)
	Carry out full cover meter survey to all areas of concrete	4	m2	1.82	7.28	Harmonised Rate + net BMI uplift (32)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	1	nr	10.44	13.92	Harmonised Rate + net BMI uplift (32)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (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)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	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)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	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)		nr	14.26	0.00	Harmonised Rate + net BMI uplift (32)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	26.03	0.00	Harmonised Rate + net BMI uplift (32)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	39.46	0.00	Harmonised Rate + net BMI uplift (32)

Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	nr	51.56	0.00	Harmonised Rate + net BMI uplift (32)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	nr	63.99	0.00	Harmonised Rate + net BMI uplift (32)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	nr	82.56	0.00	Harmonised Rate + net BMI uplift (32)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.	nr	20.64	0.00	Harmonised Rate + net BMI uplift (32)
Not exceeding 0.01m2. (Provisional Quantity)	nr	40.78	0.00	Harmonised Rate + net BMI uplift (32)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	nr	64.16	0.00	Harmonised Rate + net BMI uplift (32)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	nr	76.10	0.00	Harmonised Rate + net BMI uplift (32)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	nr	93.50	0.00	Harmonised Rate + net BMI uplift (32)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	nr	115.06	0.00	Harmonised Rate + net BMI uplift (32)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	nr			
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 anodes (Margel) (Provisional Quantity)	m2	26.69	0.00	Harmonised Rate + net BMI uplift (32)
Surfaces exceeding 300mm girth 2/sqm	lm	26.69	0.00	Harmonised Rate + net BMI uplift (32)
Surfaces not exceeding 300mm 2/Lin.m				
Anti Carbonation Protection				
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats	m2	8.32	0.00	Harmonised Rate + net BMI uplift (32)
Surfaces exceeding 300mm girth	m	4.16	0.00	
Surfaces not exceeding 300mm	m2	8.32	0.00	Harmonised Rate + net BMI uplift (32)
Ditto, to rendered tank rooms & chimneys				
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping	m2	17.74	0.00	Harmonised Rate + net BMI uplift (32)
Surfaces exceeding 300mm girth	m	8.87	0.00	
Surfaces not exceeding 300mm	m2	17.74	0.00	Harmonised Rate + net BMI uplift (32)
Ditto, to rendered tank rooms & chimneys				
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces	4	15.09	60.36	Harmonised Rate + net BMI uplift (32)
Surfaces exceeding 300mm girth	7	7.55	52.82	
Surfaces not exceeding 300mm	m2	15.09	0.00	Harmonised Rate + net BMI uplift (32)
Ditto, to rendered tank rooms & chimneys				
BRICKWORK CLEANING AND REPAIRS				
Carry out repairs to defective bricks	30	nr	12.50	375.00 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 Helical bar across cracking brickwork. Generally to every 3rd course.	10 15 25	m2 nr m lm	35.00 25.00 12.00 80.00	350.00 375.00 300.00 0.00	Historic rate - Carterscroft Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
E WALKWAYS & BALCONIES		QTY	UNIT	Carried to Summary £	1,598.34	
WALKWAYS & BALCONIES						
F DECORATIONS		QTY	UNIT	Carried to Summary £	0.00	
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 40	m2 m2 m2 m2 m2 lm m2 lm lm	23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 9.62	Harmonised Rate + net BMI uplift (28 Harmonised Rate + net BMI uplift (28 Harmonised Rate + net BMI uplift (28 Harmonised Rate + net BMI uplift (28 Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate	
DECORATIONS						
G RAINWATER GOODS		QTY	UNIT	Carried to Summary £	908.06	
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, leaf guards 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		69 38	lm lm	34.02 38.58	2,347.35 1,466.12	Framework - Year 14 BMI Uplift 32.63 Framework - Year 14 BMI Uplift 32.63
RAINWATER GOODS						
H FRA WORKS		QTY	UNIT	Carried to Summary £	3,813.47	
FED's						

<p>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.</p> <p>Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,</p> <p>FRA</p> <p>Provisional allowance for additional FRA works</p> <p>LOFT SPACE WORKS</p> <p>Provisional allowance for additional firestopping to existing fire breaks and service penetrations</p>	<p>1</p> <p>4</p>	<p>Nr</p> <p>Nr</p> <p>Item</p> <p>Nr</p>	<p>1,950.23</p> <p>100.00</p> <p>2,000.00</p> <p>500.00</p> <p>2,000.00</p>	<p>Gerda Rates</p> <p>Provisional Allowance</p> <p>Provisional Allowance</p>	
FRA WORKS			Carried to Summary	£ 4,000.00	
I M&E		QTY	UNIT	RATE	TOTAL
<p>COMMUNAL TESTING</p> <p>Landlord EICR's</p> <p>TEMPORARY LIGHTING</p> <p>Install 230v supply for 110v transformer</p> <p>Supply 3kva Transformer</p> <p>Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm</p> <p>Install 110v socket (fixed)</p> <p>Install L.E.D festoon 110v lighting, suitably clipped per 20lm</p>	<p>1</p> <p>1</p> <p>1</p> <p>2</p> <p>1</p> <p>2</p>	<p>Item</p> <p>Nr</p> <p>Nr</p> <p>Nr</p> <p>Nr</p>	<p>830.66</p> <p>85.00</p> <p>95.00</p> <p>105.00</p> <p>35.00</p> <p>160.00</p>	<p>830.66</p> <p>85.00</p> <p>95.00</p> <p>210.00</p> <p>35.00</p> <p>320.00</p>	<p>Framework - Year 14 BMI Uplift 32.6%</p>
M&E			Carried to Summary	£ 1,575.66	
J RISK ITEMS		QTY	UNIT	RATE	TOTAL
<p>Additional asbestos removal</p> <p>Additional works identified on site following further investigation, surveys and access to works at height</p> <p>Provisional allowance for unforeseen works arising</p>	<p>1</p> <p>1</p> <p>1</p>	<p>Item</p> <p>Item</p> <p>Item</p>		<p>2,500.00</p> <p>2,500.00</p> <p>2,500.00</p>	

Provisional allowance for additional roof repairs following survey	1	Item		1,000.00
Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00
RISK ITEMS				
SUMMARY		Carried to Summary	£	11,000.00
	QTY	UNIT	RATE	TOTAL
24-30 Philip				
GENERALLY				0.00
A ACCESS TO WORKS AT HEIGHT				18,465.73
B ROOF REPAIRS				12,137.28
C WINDOW REPAIRS				500.00
D FAÇADE & STRUCTURAL REPAIRS				1,598.34
E WALKWAYS & BALCONIES				0.00
F DECORATIONS				908.06
G RAINWATER GOODS				3,813.47
H FRA WORKS				4,000.00
I M&E				1,575.66
J RISK ITEMS				11,000.00
24-30 Philip		Carried to Section Summary	£	53,998.53

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REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT					
	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. Allow for removal from site of all debris arising from the works.	4	Item	33.16	132.63	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	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	Weekly Inspections	1.0	Item	17,161.00	17,161.00	MAC Quote
	Remove and refix satellite dish - Provisional	7.0	Nr	200.00	1,400.00	
		2	nr	86.21	172.42	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary £			19,429.73	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.	8	Nr	47.16	377.28	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		4	Im	132.16	528.64	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		20	Im	90.00	1,800.00	Star rate
	SOFFIT & FASCIA					
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	59	Im	20.16	1,193.46	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	85	Im	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	Im	49.94	1,598.08	Historic Rate Tappesfield
	ROOF REPAIRS			Carried to Summary	£ 9,732.37	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	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	2	dwellings	280.00	560.00	Historic rates
		8	Nr	19.00	152.00	Historic rates
		8	Nr	16.00	128.00	Historic rates
		8	Nr	31.00	248.00	Historic rates
		8	Nr	14.52	116.16	Historic rates
		8	Nr	105.00	840.00	Historic rates
		2	Item	200.00	400.00	Provisional Allowance
			Item	200.00	0.00	Provisional Allowance
	CLADDING					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.	2	Item	250.00	500.00	Provisional Allowance
	WINDOW REPAIRS			Carried to Summary	£ 2,944.16	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	5	m2	3.75	18.75	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	5	m2	1.96	9.80	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	5	m2	1.82	9.10	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	2	nr	10.44	17.40	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)		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)		nr	14.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	26.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	39.46	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	51.56	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	63.99	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	82.56	0.00	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		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 anodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		m	4.16	0.00	Harmonised Rate + net BMI uplift (32.63%)
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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys		m2 m m2	17.74 8.87 17.74	0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
	Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	5 29	m2 m m2	15.09 7.55 15.09	75.45 218.81 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
	Carry out repairs to defective bricks	30	nr	12.50	375.00	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 15 25	m2 nr m	35.00 25.00 12.00	350.00 375.00 300.00	Historic rate - Carterscroft
	Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS						
E	WALKWAYS & BALCONIES			Carried to Summary £	1,790.43	
				QTY	UNIT	RATE
						TOTAL
	WALKWAYS & BALCONIES					COMMENTS
F	DECORATIONS			Carried to Summary £	0.00	
				QTY	UNIT	RATE
						TOTAL
	DECORATIONS					COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Fascia		m2	9.62		Harmonised Rate
	soffit		lm	9.62		Harmonised Rate
	Flat entrance doors	7	m2	19.23	138.46	Harmonised Rate
	Frame	40	lm	9.62	384.80	Harmonised Rate
	Small rail	40	lm	9.62	384.80	Harmonised Rate
	DECORATIONS			Carried to Summary £	908.06	
G	RAINWATER GOODS			QTY	UNIT	RATE
						TOTAL
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	59	lm	34.02	2,013.96	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	34	lm	38.58	1,327.22	Framework - Year 14 BMI Uplift 32.63%

	RAINWATER GOODS			Carried to Summary	£	3,341.18	
H	FRA WORKS			QTY	UNIT	RATE	TOTAL
	FED's						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, 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			1	Item		2,000.00
	LOFT SPACE WORKS						Provisional Allowance
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations			4	Nr	500.00	2,000.00
	FRA WORKS						Provisional Allowance
					Carried to Summary	£	4,000.00
I	M&E			QTY	UNIT	RATE	TOTAL
	COMMUNAL TESTING						COMMENTS
	Landlord EICR's			1	Item	830.66	830.66
	TEMPORARY LIGHTING						Framework - Year 14 BMI Uplift 32.63%
	Install 230v supply for 110v transformer			1	Nr	85.00	85.00
	Supply 3kva Transformer			1	Nr	95.00	95.00
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm			2	Nr	105.00	210.00
	Install 110v socket (fixed)			1	Nr	35.00	35.00
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm			2	Nr	160.00	320.00
	M&E				Carried to Summary	£	1,575.66
J	RISK ITEMS			QTY	UNIT	RATE	TOTAL
	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		2,500.00
	Provisional allowance for unforeseen works arising			1	Item		2,500.00
	Provisional allowance for additional roof repairs following survey			1	Item		1,000.00
	Provisional allowance for windows once on site or notified by residents			1	Item		2,500.00

RISK ITEMS		Carried to Summary		£	11,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	32-40 Philip				0.00	
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT				19,429.73	
B	ROOF REPAIRS				9,732.37	
C	WINDOW REPAIRS				2,944.16	
D	FAÇADE & STRUCTURAL REPAIRS				1,790.43	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				908.06	
G	RAINWATER GOODS				3,341.18	
H	FRA WORKS				4,000.00	
I	M&E				1,575.66	
J	RISK ITEMS				11,000.00	
32-40 Philip		Carried to Section Summary		£	54,721.58	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	17-41 Scylla 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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. 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.	13	Item	33.16	431.05	Framework - Year 14 BMI Uplift 32.63%
		13	Item	66.32	862.10	Framework - Year 14 BMI Uplift 32.63%
		1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		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	48,889.95	48,889.95	MAC Quote
	Weekly Inspections	8.0	Nr	200.00	1,600.00	
	Remove and refix satellite dish - Provisional	7	nr	86.21	603.47	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			52,684.98			
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS		
B	MAIN ROOF COVERINGS - PITCHED	26 13 65 90 145	Nr Im Im Im Im	47.16 132.16 90.00 20.16 49.94	1,226.16 1,718.08 5,850.00 1,814.38 7,241.30	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Provisional Quantities, Framework - Year 14 BMI Uplift 32.63% Star rate Framework - Year 14 BMI Uplift 32.63% Historic Rate Tappesfield		
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris.							
	ng the detectors.							
	SOFFIT & FASCIA							
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter 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	54	Im	49.94	2,696.76	Historic Rate Tappesfield		
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like							
	CLADDING	5	Item	250.00	1,250.00	Provisional Allowance		
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.							
ROOF REPAIRS		Carried to Summary £			21,796.68			
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS		
C	WINDOW REPAIRS - Provisional Qty's	1	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 	280.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Historic rates 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							
	COMMUNAL WINDOW REPAIRS	20	Nr	75.00	1,500.00			
	Provisional allowance to overhaul communal windows							
WINDOW REPAIRS		Carried to Summary £			1,780.00			
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS		
D	COMMUNAL DOORSET RENEWAL	1	Item					
	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)	Carried to Summary £			0.00			

E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	152	m2	3.75	570.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	152	m2	1.96	297.92	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	152	m2	1.82	276.64	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	51	nr	10.44	528.96	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
	Concrete Repairs - Please note all quantities are provisional					
	<i>Cut out and repair concrete in patches to small areas, depth not exceeding 10mm</i>					
	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%)
	<i>Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.</i>					
	Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
	<i>Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.</i>					
	Not exceeding 0.01m2. (Provisional Quantity)	50	nr	14.26	713.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	100	nr	26.03	2,603.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	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%)
	<i>Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.</i>					
	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	20	m	8.50	170.00	Historic rate - Juniper House

To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate	
Corrosion Inhibitor						
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm 2/Lin.m						
Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth		m	4.16	0.00		
Surfaces not exceeding 300mm		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Ditto, to rendered tank rooms & chimneys						
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth		m	8.87	0.00		
Surfaces not exceeding 300mm		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Ditto, to rendered tank rooms & chimneys						
Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces	152	m2	15.09	2,293.68	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces exceeding 300mm girth	46	m	7.55	347.07		
Surfaces not exceeding 300mm		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Ditto, to rendered tank rooms & chimneys						
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks	60	nr	12.50	750.00	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	80	m	12.00	960.00		
Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS						
			Carried to Summary £	13,647.74		
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL STAIRCASES	Remove existing vinyl & dispose in skip on site	126	m2	33.66	4,241.16	TP Group Quote
	Supply and fit latex screed	126.00	m2	17.00	2,142.00	Star Rate
	Supply and fit non slip vinyl	126	m2	70.95	8,939.44	Oakhill Rate plus BMI Uplift 40.04%
	Supply and fit stair nosing	64	m	52.14	3,336.96	TP Group Quote
PRIVATE BALCONIES						
Remove existing spartan tiles and dispose of in skip	5	m2	7.84	39.20	TP Group Quote	
Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	1	m2	33.84	33.84	TP Group Quote	
Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	1	nr	779.95	779.95	TP Group Quote	
Provisional allowance for asphalt repairs	7	Item	250.00	1,750.00	Provisional allowance	

	WALKWAYS & BALCONIES					
G	DECORATIONS			Carried to Summary £	21,262.55	
	PREVIOUSLY PAINTED SURFACES	QTY	UNIT	RATE	TOTAL	COMMENTS
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	150	m2	23.13	3,469.50	Harmonised Rate + net BMI uplift (28.28%)
	Walls	503	m2	23.13	11,634.39	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	150	m2	24.37	3,655.50	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	503	m2	24.37	12,258.11	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Doors	16	m2	19.23	311.53	Harmonised Rate
	Cupboards	7	m2	19.23	138.46	Harmonised Rate
	Windows		m2	36.07		Harmonised Rate
	Frame/cills		lm	9.62		Harmonised Rate
	Skirtings	228	lm	9.62	2,193.36	Harmonised Rate
	Fascia		lm	9.62		Harmonised Rate
	soffit		lm	9.62		Harmonised Rate
	Frame to Pb balustrade	56	lm	9.62	538.72	Harmonised Rate
	Brackets	28	lm	9.62	269.36	Harmonised Rate
	Boarded soffit		m2	19.23		Harmonised Rate
	Frames	12	lm	9.62	115.44	Harmonised Rate
	Doors	7	m2	19.23	138.46	Harmonised Rate
	Frame	20	lm	9.62	192.40	Harmonised Rate
	Windows	2	m2	36.07	86.57	Harmonised Rate
	DECORATIONS			Carried to Summary £	35,001.79	
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, leaf guards and the like	90	lm	34.02	3,061.76	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	110	lm	38.58	4,244.03	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	7,305.79	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	Gerda Rates	
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		

FRA		1 1 1 6	Nr Item Item Nr	1,500.00 2,000.00 10,865.29 500.00	1,500.00 2,000.00 10,865.29 3,000.00	Provisional Allowance				
Renew timber communal loft hatches with fire rated hatches										
Provisional allowance for additional FRA works						Provisional Allowance				
Carry out compartmentation works as per cablesheer reports						Phoenix Green Quote				
LOFT SPACE WORKS										
Provisional allowance for additional firestopping to existing fire breaks and service penetrations						Provisional Allowance				
FRA WORKS				Carried to Summary	£ 17,365.29					
J	M&E		QTY	UNIT	RATE	TOTAL	COMMENTS			
	COMMUNAL TESTING		1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%			
	Landlord EICR's									
	TEMPORARY LIGHTING		1	Nr	85.00	85.00				
	Install 230v supply for 110v transformer		1	Nr	95.00	95.00				
	Supply 3kva Transformer		2	Nr	105.00	210.00				
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm		1	Nr	35.00	35.00				
	Install 110v socket (fixed)		2	Nr	160.00	320.00				
M&E			Carried to Summary	£ 1,575.66						
K	RISK ITEMS		QTY	UNIT	RATE	TOTAL	COMMENTS			
	Additional asbestos removal		1	Item		10,000.00				
	Additional works identified on site following further investigation, surveys and access to works at height		1	Item		10,000.00				
	Provisional allowance for unforeseen works arising		1	Item		5,000.00				
	Provisional allowance for additional roof repairs following survey		1	Item		3,250.00				
	Provisional allowance for windows once on site or notified by residents		1	Item		2,500.00				
RISK ITEMS			Carried to Summary	£ 30,750.00						
	SUMMARY		QTY	UNIT	RATE	TOTAL	COMMENTS			
A	17-41 Scylla					0.00				
	GENERALLY					52,684.98				
	ACCESS TO WORKS AT HEIGHT					21,796.68				
	ROOF REPAIRS					1,780.00				
C	WINDOW REPAIRS									

D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)			0.00
E	FAÇADE & STRUCTURAL REPAIRS			13,647.74
F	WALKWAYS & BALCONIES			21,262.55
F	DECORATIONS			35,001.79
G	RAINWATER GOODS			7,305.79
H	FRA WORKS			17,365.29
I	M&E			1,575.66
J	RISK ITEMS			30,750.00
17-41 Scylla		Carried to Section Summary	£	203,170.47

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	43-67 Scylla 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:- A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT					
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	13	Item	33.16	431.05	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	13	Item	66.32	862.10	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	47,307.55	47,307.55	MAC Quote
	Weekly Inspections	8.0	Nr	200.00	1,600.00	
	Remove and refix satellite dish - Provisional	7	nr	86.21	603.47	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					

		Carried to Summary £			51,102.58	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2. 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 broken or missing zinc ridge to match; remove debris. ng the detectors.	26	Nr	47.16	1,226.16	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		13	lm	132.16	1,718.08	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
		65	lm	90.00	5,850.00	Star rate
	SOFFIT & FASCIA					
	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 and 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					
	Clean down and overhaul all vertical slates hanging on hook system; check for loose slates, flashings and the like; remove debris. Refix loose slates where intact. Replace broken or missing slates with slates to match; remove hooks and repair holes in felt; including removing and replacing surrounding slates as necessary.; remove debris. Make good and bed new slate to retained work.	5	Item	250.00	1,250.00	Provisional Allowance
	ROOF REPAIRS					
	WINDOW REPAIRS					
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	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	1	dwellings	280.00	280.00	Historic rates
		8	Nr	19.00	152.00	Historic rates
		8	Nr	16.00	128.00	Historic rates
		8	Nr	31.00	248.00	Historic rates
		8	Nr	14.52	116.16	Historic rates
		8	Nr	105.00	840.00	Historic rates
			Item	200.00	0.00	Provisional Allowance
			Item	200.00	0.00	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	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation Jet washing existing concrete	152	m2	3.75	570.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	152	m2	1.96	297.92	Harmonised Rate + net BMI uplift (32.63%)

Carry out full cover meter survey to all areas of concrete	152	m2	1.82	276.64	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	51	nr	10.44	528.96	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	50	nr	14.26	713.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	100	nr	26.03	2,603.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	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	20	m	8.50	170.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor anodes (Margel) (Provisional Quantity)		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth 2/sqm		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m					
Anti Carbonation Protection					

<p>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</p> <p>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</p> <p>Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys</p>	152 46	m2 m m2 m2 m m2 m2 m m2 nr m2 nr m Im	8.32 4.16 8.32 17.74 8.87 17.74 15.09 7.55 15.09 12.50 35.00 25.00 12.00 80.00	0.00 0.00 0.00 0.00 0.00 0.00 2,293.68 347.07 0.00 750.00 1,050.00 1,250.00 960.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%) Historic rate - Juniper House Historic rate - Carterscroft Historic rate - Carterscroft Historic rate - Carterscroft	
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks		60	nr	12.50	750.00 Historic rate - Juniper House	
Rake out and repoint defective pointing		30	m2	35.00	1,050.00 Historic rate - Carterscroft	
Areas >0.5 sqm		50	nr	25.00	1,250.00	
Areas 0-25-0.5 sqm		80	m	12.00	960.00	
Areas less than 0.25 sqm/joints/perps						
Helical bar across cracking brickwork. Generally to every 3rd course.						
FAÇADE & STRUCTURAL REPAIRS						
				Carried to Summary £	13,647.74	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL STAIRCASES	126 126.00 126 64	m2 m2 m2 m	33.66 17.00 70.95 52.14	4,241.16 2,142.00 8,939.44 3,336.96	TP Group Quote Star Rate Oakhill Rate plus BMI Uplift 40.04% TP Group Quote
	PRIVATE BALCONIES	7	Item	250.00	1,750.00	Provisional allowance
WALKWAYS & BALCONIES				Carried to Summary £	20,409.56	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES	150 503 150 503 16 7	m2 m2 m2 m2 m2 m2 m	23.13 23.13 24.37 24.37 19.23 19.23 36.07 9.62	3,469.50 11,634.39 3,655.50 12,258.11 311.53 138.46	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	General Decorations					
Doors						
Cupboards						
Windows						
Frame/cills						

Skirtings Fascia soffit Frame to Pb balustrade Brackets Boarded soffit Frames Doors Frame Windows	228 56 28 12 7 20 2	l m l m l m m2 l m m2 l m m2	9.62 9.62 9.62 19.23 9.62 19.23 9.62 36.07	2,193.36 538.72 269.36 115.44 138.46 192.40 86.57	Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
DECORATIONS					
G RAINWATER GOODS			Carried to Summary	£	35,001.79
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, leaf guards and the like	94	l m	34.02	3,197.84	Framework - Year 14 BMI Uplift 32.63%
Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	91	l m	38.58	3,510.97	Framework - Year 14 BMI Uplift 32.63%
RAINWATER GOODS			Carried to Summary	£	6,708.81
H FRA WORKS			QTY	UNIT	RATE
FED's					
Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
FRA					
Renew timber communal loft hatches with fire rated hatches (to be cross checked by client re; previous works advised 19/12)	1	Nr	1,500.00	1,500.00	Provisional Allowance
Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
Carry out compartmentation works as per cablesheer reports	1	Item		8,977.97	Phoenix Green Quote
LOFT SPACE WORKS					
Provisional allowance for additional firestopping to existing fire breaks and service penetrations	6	Nr	500.00	3,000.00	Provisional Allowance
FRA WORKS			Carried to Summary	£	15,477.97
I M&E			QTY	UNIT	RATE
COMMUNAL TESTING					

Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%	
TEMPORARY LIGHTING						
Install 230v supply for 110v transformer	1	Nr	85.00	85.00		
Supply 3kva Transformer	1	Nr	95.00	95.00		
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00		
Install 110v socket (fixed)	1	Nr	35.00	35.00		
Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00		
M&E			Carried to Summary £	1,575.66		
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Asbestos removal	1	Item		10,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		7,500.00	
	Provisional allowance for unforeseen works arising	1	Item		7,500.00	
	Provisional allowance for additional roof repairs following survey	1	Item		3,250.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
	RISK ITEMS			Carried to Summary £	30,750.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	43-67 Scylla				0.00	
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT				51,102.58	
B	ROOF REPAIRS				20,848.74	
C	WINDOW REPAIRS				3,264.16	
D	FAÇADE & STRUCTURAL REPAIRS				13,647.74	
E	WALKWAYS & BALCONIES				20,409.56	
F	DECORATIONS				35,001.79	
G	RAINWATER GOODS				6,708.81	
H	FRA WORKS				15,477.97	
I	M&E				1,575.66	
J	RISK ITEMS				30,750.00	
	43-67 Scylla			Carried to Section Summary £	198,787.00	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	8010	8011	8012	8013	8014	8015	8016	8017	8018	8019	8020	8021	8022	8023	8024	8025	8026	8027	8028	8029	8030	8031	8032	8033	8034	8035	8036	8037	8038	8039	8040	8041	8042	8043	8044	8045	8046	8047	8048	8049	8050	8051	8052	8053	8054	8055	8056	8057	8058	8059	8060	8061	8062	8063	8064	8065	8066	8067	8068	8069	8070	8071	8072	8073	8074	8075	8076	8077	8078	8079	8080	8081	8082	8083	8084	8085	8086	8087	8088	8089	80810	80811	80812	80813	80814	80815	80816	80817	80818	80819	80820	80821	80822	80823	80824	80825	80826	80827	80828	80829	80830	80831	80832	80833	80834	80835	80836	80837	80838	80839	80840	80841	80842	80843	80844	80845	80846	80847	80848	80849	80850	80851	80852	80853	80854	80855	80856	80857	80858	80859	80860	80861	80862	80863	80864	80865	80866	80867	80868	80869	80870	80871	80872	80873	80874	80875	80876	808

BLOCK	Nr		PROPERTY TYPE	BEDROOMS
1-10 Vivian Square	1		FLAT	2
1-10 Vivian Square	2		FLAT	2
1-10 Vivian Square	3		FLAT	2
1-10 Vivian Square	4		FLAT	2
1-10 Vivian Square	5		FLAT	2
1-10 Vivian Square	6		FLAT	2
1-10 Vivian Square	7		FLAT	2
1-10 Vivian Square	8		FLAT	2
1-10 Vivian Square	9		FLAT	2
1-10 Vivian Square	10		FLAT	2
11-13 Vivian Square	11		FLAT	4
11-13 Vivian Square	12		FLAT	4
11-13 Vivian Square	13		FLAT	4
14-29 Vivian Square	14		FLAT	2
14-29 Vivian Square	15		FLAT	2
14-29 Vivian Square	16		FLAT	2
14-29 Vivian Square	17		FLAT	2
14-29 Vivian Square	18		FLAT	2
14-29 Vivian Square	19		FLAT	2
14-29 Vivian Square	20		FLAT	2
14-29 Vivian Square	21		FLAT	2
14-29 Vivian Square	22		FLAT	2
14-29 Vivian Square	23		FLAT	2
14-29 Vivian Square	24		FLAT	1
14-29 Vivian Square	25		FLAT	2
14-29 Vivian Square	26		FLAT	2
14-29 Vivian Square	27		FLAT	2
14-29 Vivian Square	28		FLAT	2
14-29 Vivian Square	29		FLAT	1
1-15 Manaton	1		FLAT	3
1-15 Manaton	3		FLAT	3
1-15 Manaton	5		FLAT	1
1-15 Manaton	7		FLAT	2
1-15 Manaton	9		FLAT	2
1-15 Manaton	11		FLAT	1
1-15 Manaton	13		FLAT	4

KITCHEN	BATH	WC
1	1	
1	1	
1	1	
1	1	

1-15 Manaton	15		FLAT	3	8			
2-116 Manaton	2		FLAT	1				
2-116 Manaton	4		FLAT	1				
2-116 Manaton	6		FLAT	1				
2-116 Manaton	8		FLAT	1				
2-116 Manaton	10		FLAT	1				
2-116 Manaton	12		FLAT	1				
2-116 Manaton	14		FLAT	1				
2-116 Manaton	16		FLAT	1				
2-116 Manaton	18		FLAT	1				
2-116 Manaton	20		FLAT	1				
2-116 Manaton	22		FLAT	1				
2-116 Manaton	24		FLAT	1				
2-116 Manaton	26		FLAT	1				
Mounting the detectors.	28		FLAT	1				
2-116 Manaton	30		FLAT	1				
2-116 Manaton	32		FLAT	1				
2-116 Manaton	34		FLAT	1				
2-116 Manaton	36		FLAT	1				
2-116 Manaton	38		FLAT	1				
2-116 Manaton	40		FLAT	1				
2-116 Manaton	42		FLAT	1				
2-116 Manaton	44		FLAT	1				
2-116 Manaton	46		FLAT	1				
2-116 Manaton	48		FLAT	1				
2-116 Manaton	50		FLAT	1				
2-116 Manaton	52		FLAT	1				
2-116 Manaton	54		FLAT	1				
2-116 Manaton	56		FLAT	1				
2-116 Manaton	58		FLAT	1				
2-116 Manaton	60		FLAT	1				
2-116 Manaton	62		FLAT	1				
2-116 Manaton	64		FLAT	1				
2-116 Manaton	66		FLAT	1				
2-116 Manaton	68		FLAT	1				
2-116 Manaton	70		FLAT	1				
2-116 Manaton	72		FLAT	1				
2-116 Manaton	74		FLAT	2				
2-116 Manaton	76		FLAT	2				

6.8

2-116 Manaton	78		FLAT	2			
2-116 Manaton	80		FLAT	2			
2-116 Manaton	82		FLAT	2			
2-116 Manaton	84		FLAT	2			
2-116 Manaton	86		FLAT	2			
2-116 Manaton	88		FLAT	2			
2-116 Manaton	90		FLAT	4			
2-116 Manaton	92		FLAT	4			
2-116 Manaton	94		FLAT	4			
2-116 Manaton	96		FLAT	2			
2-116 Manaton	98		FLAT	1			
2-116 Manaton	100		FLAT	1			
2-116 Manaton	102		FLAT	1			
2-116 Manaton	104		FLAT	1			
2-116 Manaton	106		FLAT	1			
2-116 Manaton	108		FLAT	1			
2-116 Manaton	110		FLAT	1			
2-116 Manaton	112		FLAT	1			
2-116 Manaton	114		FLAT	1			
2-116 Manaton	116		FLAT	1			
17-51 Manaton Close	17		FLAT	1			
17-51 Manaton Close	19		FLAT	1			
17-51 Manaton Close	21		FLAT	1			
17-51 Manaton Close	23		FLAT	1			
17-51 Manaton Close	25		FLAT	1			
17-51 Manaton Close	27		FLAT	1			
17-51 Manaton Close	29		FLAT	1			
17-51 Manaton Close	31		FLAT	1			
17-51 Manaton Close	33		FLAT	1			
17-51 Manaton Close	35		FLAT	1			
17-51 Manaton Close	37		FLAT	1			
17-51 Manaton Close	39		FLAT	1			
17-51 Manaton Close	41		FLAT	1			
17-51 Manaton Close	43		FLAT	1			
17-51 Manaton Close	45		FLAT	1			
17-51 Manaton Close	47		FLAT	1			
17-51 Manaton Close	49		FLAT	1			
17-51 Manaton Close	51		FLAT	1			
67-89 Manaton Close	67		FLAT	2			

48

67-89 Manaton Close	68		FLAT	1			
67-89 Manaton Close	69		FLAT	2			
67-89 Manaton Close	70		FLAT	1			
67-89 Manaton Close	71		FLAT	2			
67-89 Manaton Close	72		FLAT	1			
67-89 Manaton Close	73		FLAT	2			
67-89 Manaton Close	74		FLAT	2			
67-89 Manaton Close	75		FLAT	2			
67-89 Manaton Close	76		FLAT	2			
67-89 Manaton Close	77		FLAT	2			
67-89 Manaton Close	78		FLAT	2			
67-89 Manaton Close	79		FLAT	2			
67-89 Manaton Close	80		FLAT	2			
67-89 Manaton Close	81		FLAT	2			
67-89 Manaton Close	82		FLAT	2			
67-89 Manaton Close	83		FLAT	2			
67-89 Manaton Close	84		FLAT	2			
67-89 Manaton Close	85		FLAT	2			
67-89 Manaton Close	86		FLAT	2			
67-89 Manaton Close	87		FLAT	2			
67-89 Manaton Close	88		FLAT	2			
67-89 Manaton Close	89		FLAT	2			
118-122 Manaton	118		FLAT	4			
118-122 Manaton	120		FLAT	2			
118-122 Manaton	122		FLAT	2	0		
1-203 Wivenhoe	1		FLAT	1			
1-203 Wivenhoe	3		FLAT	1			
1-203 Wivenhoe	5		FLAT	1			
1-203 Wivenhoe	7		FLAT	1			
1-203 Wivenhoe	9		FLAT	1			
1-203 Wivenhoe	11		FLAT	1			
1-203 Wivenhoe	13		FLAT	1			
1-203 Wivenhoe	15		FLAT	1			
1-203 Wivenhoe	17		FLAT	1			
1-203 Wivenhoe	19		FLAT	1			
1-203 Wivenhoe	21		FLAT	1			
1-203 Wivenhoe	23		FLAT	1			
1-203 Wivenhoe	25		FLAT	1			
1-203 Wivenhoe	27		FLAT	1			

1-203 Wivenhoe	29		FLAT	1		1		
1-203 Wivenhoe	31		FLAT	1		1		
1-203 Wivenhoe	33		FLAT	1		1		
1-203 Wivenhoe	35		FLAT	1		1		
1-203 Wivenhoe	37		FLAT	1		1		
1-203 Wivenhoe	39		FLAT	1		1		
1-203 Wivenhoe	41		FLAT	1		1		
1-203 Wivenhoe	43		FLAT	1		1		
1-203 Wivenhoe	45		FLAT	1		1		
1-203 Wivenhoe	47		FLAT	1		1		
1-203 Wivenhoe	49		FLAT	1		1		
1-203 Wivenhoe	51		FLAT	1		1		
1-203 Wivenhoe	53		FLAT	1		1		
1-203 Wivenhoe	55		FLAT	1		1		
1-203 Wivenhoe	57		FLAT	1		1		
1-203 Wivenhoe	59		FLAT	1		1		
1-203 Wivenhoe	61		FLAT	1		1		
1-203 Wivenhoe	63		FLAT	1		1		
1-203 Wivenhoe	65		FLAT	1		1		
1-203 Wivenhoe	67		FLAT	1		1		
1-203 Wivenhoe	69		FLAT	1		1		
1-203 Wivenhoe	71		FLAT	1		1		
1-203 Wivenhoe	73		FLAT	1		1		
1-203 Wivenhoe	75		FLAT	1		1		
1-203 Wivenhoe	77		FLAT	1		1		
1-203 Wivenhoe	79		FLAT	1		1		
1-203 Wivenhoe	81		FLAT	1		1		
1-203 Wivenhoe	83		FLAT	1		1		
1-203 Wivenhoe	85		FLAT	1		1		
1-203 Wivenhoe	87		FLAT	1		1		
1-203 Wivenhoe	89		FLAT	1		1		
1-203 Wivenhoe	91		FLAT	3		1		
1-203 Wivenhoe	93		FLAT	2		1		
1-203 Wivenhoe	95		FLAT	1		1		
1-203 Wivenhoe	97		FLAT	1		1		
1-203 Wivenhoe	99		FLAT	1		1		
1-203 Wivenhoe	101		FLAT	1		1		
1-203 Wivenhoe	103		FLAT	1		1		
1-203 Wivenhoe	105		FLAT	1		1		

1-203 Wivenhoe	107		FLAT	1				
1-203 Wivenhoe	109		FLAT	1				
1-203 Wivenhoe	111		FLAT	1				
1-203 Wivenhoe	113		FLAT	0				
1-203 Wivenhoe	115		FLAT	1				
1-203 Wivenhoe	117		FLAT	1				
1-203 Wivenhoe	119		FLAT	1				
1-203 Wivenhoe	121		FLAT	1				
1-203 Wivenhoe	123		FLAT	1				
1-203 Wivenhoe	125		FLAT	1				
1-203 Wivenhoe	127		FLAT	1				
1-203 Wivenhoe	129		FLAT	1				
1-203 Wivenhoe	131		FLAT	1				
1-203 Wivenhoe	133		FLAT	1				
1-203 Wivenhoe	135		FLAT	1				
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1-203 Wivenhoe	151		FLAT	1				
1-203 Wivenhoe	153		FLAT	1				
1-203 Wivenhoe	155		FLAT	1				
1-203 Wivenhoe	157		FLAT	1				
1-203 Wivenhoe	159		FLAT	1				
1-203 Wivenhoe	161		FLAT	1				
1-203 Wivenhoe	163		FLAT	1				
1-203 Wivenhoe	165		FLAT	1				
1-203 Wivenhoe	167		FLAT	1				
1-203 Wivenhoe	169		FLAT	1				
1-203 Wivenhoe	171		FLAT	1				
1-203 Wivenhoe	173		FLAT	1				
1-203 Wivenhoe	175		FLAT	1				
1-203 Wivenhoe	177		FLAT	1				
1-203 Wivenhoe	179		FLAT	1				
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1-203 Wivenhoe	183		FLAT	1				

1-203 Wivenhoe	185		FLAT	1				
1-203 Wivenhoe	187		FLAT	1				
1-203 Wivenhoe	189		FLAT	1				
1-203 Wivenhoe	191		FLAT	1				
1-203 Wivenhoe	193		FLAT	1				
1-203 Wivenhoe	195		FLAT	1				
1-203 Wivenhoe	197		FLAT	1				
1-203 Wivenhoe	199		FLAT	1				
1-203 Wivenhoe	201		FLAT	1				
1-203 Wivenhoe	203		FLAT	1	99			
2-52 Wivenhoe	2		FLAT	2				
2-52 Wivenhoe	4		FLAT	2				
2-52 Wivenhoe	6		FLAT	2				
2-52 Wivenhoe	8		FLAT	2				
2-52 Wivenhoe	10		FLAT	1				
2-52 Wivenhoe	12		FLAT	2				
2-52 Wivenhoe	14		FLAT	2				
2-52 Wivenhoe	16		FLAT	2				
2-52 Wivenhoe	18		FLAT	2				
2-52 Wivenhoe	20		FLAT	1				
2-52 Wivenhoe	22		FLAT	2				
2-52 Wivenhoe	24		FLAT	2				
2-52 Wivenhoe	26		FLAT	2				
2-52 Wivenhoe	28		FLAT	2				
2-52 Wivenhoe	30		FLAT	2				
2-52 Wivenhoe	32		FLAT	2				
2-52 Wivenhoe	34		FLAT	2				
2-52 Wivenhoe	36		FLAT	2				
2-52 Wivenhoe	38		FLAT	2				
2-52 Wivenhoe	40		FLAT	2				
2-52 Wivenhoe	42		FLAT	2				
2-52 Wivenhoe	44		FLAT	2				
2-52 Wivenhoe	46		FLAT	2				
2-52 Wivenhoe	48		FLAT	2				
2-52 Wivenhoe	50		FLAT	2				
2-52 Wivenhoe	52		FLAT	2	16			
54-82 Wivenhoe Close	54		FLAT	3				
54-82 Wivenhoe Close	56		FLAT	3				
54-82 Wivenhoe Close	58		FLAT	3				

54-82 Wivenhoe Close	60		FLAT	3	11	1	1	
54-82 Wivenhoe Close	62		FLAT	3				
54-82 Wivenhoe Close	64		FLAT	3				
54-82 Wivenhoe Close	66		FLAT	3				
54-82 Wivenhoe Close	68		FLAT	3				
54-82 Wivenhoe Close	70		FLAT	3				
54-82 Wivenhoe Close	72		FLAT	1				
54-82 Wivenhoe Close	74		FLAT	1				
54-82 Wivenhoe Close	76		FLAT	1				
54-82 Wivenhoe Close	78		FLAT	1				
54-82 Wivenhoe Close	80		FLAT	1				
54-82 Wivenhoe Close	82		FLAT	1				
84-100 Wivenhoe	84		FLAT	2	7			
84-100 Wivenhoe	86		FLAT	2				
84-100 Wivenhoe	88		FLAT	2				
84-100 Wivenhoe	90		FLAT	2				
84-100 Wivenhoe	92		FLAT	2				
84-100 Wivenhoe	94		FLAT	2				
84-100 Wivenhoe	96		FLAT	2				
84-100 Wivenhoe	98		FLAT	2				
84-100 Wivenhoe	100		FLAT	4				
102-128 Wivenhoe Close	102		FLAT	2		1	1	
102-128 Wivenhoe Close	104		FLAT	2		1	1	
102-128 Wivenhoe Close	106		FLAT	2				
102-128 Wivenhoe Close	108		FLAT	2				
102-128 Wivenhoe Close	110		FLAT	2				
102-128 Wivenhoe Close	112		FLAT	2				
102-128 Wivenhoe Close	114		FLAT	2				
102-128 Wivenhoe Close	116		FLAT	2				
102-128 Wivenhoe Close	118		FLAT	4				
102-128 Wivenhoe Close	120		FLAT	2				
102-128 Wivenhoe Close	122		FLAT	2				
102-128 Wivenhoe Close	124		FLAT	2				
102-128 Wivenhoe Close	126		FLAT	2		1	1	
102-128 Wivenhoe Close	128		FLAT	2	9			
1-10 Galatea Square	1		FLAT	2				
1-10 Galatea Square	2		FLAT	2				
1-10 Galatea Square	3		FLAT	2				
1-10 Galatea Square	4		FLAT	2				

1-10 Galatea Square	5		FLAT	2	9			
1-10 Galatea Square	6		FLAT	2				
1-10 Galatea Square	7		FLAT	2				
1-10 Galatea Square	8		FLAT	2				
1-10 Galatea Square	9		FLAT	2				
1-10 Galatea Square	10		FLAT	2				
11-25 Galatea Square	11		FLAT	1				
11-25 Galatea Square	12		FLAT	1				
11-25 Galatea Square	13		FLAT	1				
11-25 Galatea Square	14		FLAT	1				
11-25 Galatea Square	15		FLAT	1				
11-25 Galatea Square	16		FLAT	1				
11-25 Galatea Square	17		FLAT	1				
11-25 Galatea Square	18		FLAT	1				
11-25 Galatea Square	19		FLAT	1				
11-25 Galatea Square	20		FLAT	1				
11-25 Galatea Square	21		FLAT	1				
11-25 Galatea Square	22		FLAT	1				
11-25 Galatea Square	23		FLAT	1				
11-25 Galatea Square	24		FLAT	1				
11-25 Galatea Square	25		FLAT	1				
28-29 Galatea Square	28		FLAT	4	13			
28-29 Galatea Square	29		FLAT	4	2			
30-68 Galatea	30		FLAT	1				
30-68 Galatea	31		FLAT	1				
30-68 Galatea	32		FLAT	1				
30-68 Galatea	33		FLAT	1				
30-68 Galatea	34		FLAT	1				
30-68 Galatea	35		FLAT	1				
30-68 Galatea	36		FLAT	1				
30-68 Galatea	37		FLAT	1				
30-68 Galatea	38		FLAT	1				
30-68 Galatea	39		FLAT	1				
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30-68 Galatea	41		FLAT	1				
30-68 Galatea	42		FLAT	1				
30-68 Galatea	43		FLAT	1				
30-68 Galatea	44		FLAT	1				
30-68 Galatea	45		FLAT	1				

6.8

30-68 Galatea	46		FLAT	1			
30-68 Galatea	47		FLAT	1			
30-68 Galatea	48		FLAT	1			
30-68 Galatea	49		FLAT	1			
30-68 Galatea	50		FLAT	1			
30-68 Galatea	51		FLAT	1			
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30-68 Galatea	56		FLAT	1			
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30-68 Galatea	58		FLAT	1			
30-68 Galatea	59		FLAT	1			
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30-68 Galatea	62		FLAT	1			
30-68 Galatea	63		FLAT	1			
30-68 Galatea	64		FLAT	1			
30-68 Galatea	65		FLAT	1			
30-68 Galatea	66		FLAT	1			
30-68 Galatea	67		FLAT	1			
30-68 Galatea	68		FLAT	1	35		
31-45 Philip Walk	31		FLAT	3			
31-45 Philip Walk	33		FLAT	3			
31-45 Philip Walk	35		FLAT	1			
31-45 Philip Walk	37		FLAT	2			
31-45 Philip Walk	39		FLAT	2			
31-45 Philip Walk	41		FLAT	1			
31-45 Philip Walk	43		FLAT	4			
31-45 Philip Walk	45		FLAT	3	6		
6-18 Heaton Road	6		FLAT	4			
6-18 Heaton Road	8		FLAT	4			
6-18 Heaton Road	10		FLAT	4			
6-18 Heaton Road	12		FLAT	4			
6-18 Heaton Road	14		FLAT	4			
6-18 Heaton Road	16		FLAT	4			
6-18 Heaton Road	18		FLAT	4	4		
22-32 Heaton Road	22		FLAT	4			

22-32 Heaton Road	24		FLAT	3	4
22-32 Heaton Road	26		FLAT	4	
22-32 Heaton Road	28		FLAT	4	
22-32 Heaton Road	30		FLAT	2	
22-32 Heaton Road	32		FLAT	4	
34-44 Heaton Road	34		FLAT	4	4
34-44 Heaton Road	36		FLAT	4	
34-44 Heaton Road	38		FLAT	4	
34-44 Heaton Road	40		FLAT	4	
34-44 Heaton Road	42		FLAT	4	
1-12 Huguenot Square	1		FLAT	2	6
1-12 Huguenot Square	2		FLAT	2	
1-12 Huguenot Square	3		FLAT	2	
1-12 Huguenot Square	4		FLAT	2	
1-12 Huguenot Square	5		FLAT	2	
1-12 Huguenot Square	6		FLAT	2	
1-12 Huguenot Square	7		FLAT	2	
1-12 Huguenot Square	8		FLAT	2	
1-12 Huguenot Square	9		FLAT	2	
1-12 Huguenot Square	10		FLAT	2	
1-12 Huguenot Square	11		FLAT	2	
1-12 Huguenot Square	12		FLAT	2	
13-15 Huguenot Square	13		FLAT	4	2
13-15 Huguenot Square	14		FLAT	4	
13-15 Huguenot Square	15		FLAT	4	
16-18 Huguenot Square	16		FLAT	4	2
16-18 Huguenot Square	17		FLAT	4	
16-18 Huguenot Square	18		FLAT	4	
19-26 Huguenot Square	19		FLAT	2	4
19-26 Huguenot Square	20		FLAT	2	
19-26 Huguenot Square	21		FLAT	2	
19-26 Huguenot Square	22		FLAT	2	
19-26 Huguenot Square	23		FLAT	2	
19-26 Huguenot Square	24		FLAT	2	
19-26 Huguenot Square	25		FLAT	2	
19-26 Huguenot Square	26		FLAT	2	
12-22 Philip Walk	12		FLAT	3	
12-22 Philip Walk	14		FLAT	3	
12-22 Philip Walk	16		FLAT	3	

1	1	

12-22 Philip Walk	18		FLAT	3	4
12-22 Philip Walk	20		FLAT	3	
12-22 Philip Walk	22		FLAT	4	
24-30 Philip Walk	24		FLAT	3	4
24-30 Philip Walk	26		FLAT	3	
24-30 Philip Walk	28		FLAT	3	
24-30 Philip Walk	30		FLAT	3	
32-40 Philip Walk	32		FLAT	3	2
32-40 Philip Walk	34		FLAT	3	
32-40 Philip Walk	36		FLAT	3	
32-40 Philip Walk	38		FLAT	3	
32-40 Philip Walk	40		FLAT	3	
17-41 Scylla Road	17		FLAT	3	8
17-41 Scylla Road	19		FLAT	3	
17-41 Scylla Road	21		FLAT	3	
17-41 Scylla Road	23		FLAT	3	
17-41 Scylla Road	25		FLAT	3	
17-41 Scylla Road	27		FLAT	3	
17-41 Scylla Road	29		FLAT	3	
17-41 Scylla Road	31		FLAT	3	
17-41 Scylla Road	33		FLAT	1	
17-41 Scylla Road	35		FLAT	1	
17-41 Scylla Road	37		FLAT	1	
17-41 Scylla Road	39		FLAT	1	
17-41 Scylla Road	41		FLAT	1	
43-67 Scylla Road	43		FLAT	3	
43-67 Scylla Road	45		FLAT	3	
43-67 Scylla Road	47		FLAT	3	
43-67 Scylla Road	49		FLAT	3	
43-67 Scylla Road	51		FLAT	3	
43-67 Scylla Road	53		FLAT	3	
43-67 Scylla Road	55		FLAT	3	
43-67 Scylla Road	57		FLAT	3	
43-67 Scylla Road	59		FLAT	1	
43-67 Scylla Road	61		FLAT	1	
43-67 Scylla Road	63		FLAT	1	
43-67 Scylla Road	65		FLAT	1	
43-67 Scylla Road	67		FLAT	1	

1	1	
1	1	
1	1	
1	1	

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MUNICIPAL YEAR 24/25

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