

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

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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 fascia comments
N/A
<p>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 concerned that by reducing the allowances for this item should there be bigger issues then we would not be covered under the allowance in the TOP.</p>
<p>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 fascia 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 blocks in question as instructed.</p>
N/A

<p>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.</p>
<p>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.</p>
<p>N/A</p>
<p>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 he 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 strucutres.</p>

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.

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LBS PECKHAM AND NUNHEAD			
CONSORT ESTATE			
MAIN SUMMARY			
Date of Issue		Contractor	Author
19/12/2024		Elkins Construction	J. Grout
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	
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	

Freeholders Only

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
<u>Notes</u> •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

EXTERNAL & COMMUNAL WORKS																																	
Ref	External and Communal Works	1-10 Visitor Square	11-13 Visitor Square	14-20 Visitor Square	1-15 Mowton Close	2-15 Mowton Close	17-21 Mowton Close	67-89 Mowton Close	118-122 Mowton Close	1-203 Wynchton Close	1-203 Wynchton Close	2-52 Wynchton Close	54-82 Wynchton Close	86-100 Wynchton Close	102-128 Wynchton Close	1-10 Galilee Square	11-21 Galilee Square	20-29 Galilee Square	30-68 Galilee	31-45 Philip Walk	6-18 Heston Road	22-32 Heston Road	34-44 Heston Road	1-12 Hagenston Square	13-15 Hagenston Square	16-18 Hagenston Square	19-26 Hagenston Square	12-22 Philip Walk	24-30 Philip Walk	32-40 Philip Walk	17-41 Style Road	43-47 Style Road	Total
1.00	PRELIMINARY COSTS	13,131.13	5,609.98	18,279.32	26,063.66	94,057.19	35,419.28	21,330.25	-	140,265.72	10,303.92	33,969.58	25,934.33	25,113.11	20,338.29	14,115.91	34,006.41	4,308.97	69,127.81	16,949.91	8,041.45	8,516.13	7,898.17	16,417.66	9,789.55	9,837.37	11,992.25	7,660.32	7,264.11	7,361.18	27,331.34	26,743.66	752,474.62
1.01	PKG CONSTRUCTION FEES	2,910.04	1,242.04	4,051.34	4,551.46	20,846.36	7,850.15	4,717.53	-	31,087.79	2,263.18	7,328.81	5,747.96	5,501.94	4,505.46	3,128.18	7,647.94	954.89	15,319.91	3,750.69	1,915.25	1,887.12	1,750.55	3,647.64	2,165.27	2,180.31	2,657.90	1,653.47	1,609.98	1,631.16	6,057.58	5,938.89	166,774.70
1.02	EMERGENCY WORKS									995,858.42																							995,858.42
2.00	EXTERNAL WORKS																																
2.01	GENERALLY																																
2.02	ACCESS TO WORKS AT HEIGHT	31,142.89	15,873.90	36,744.20	35,403.59	127,067.90	31,795.45	35,387.80		189,163.50	-	80,394.03	40,479.08	86,140.61	49,565.50	29,868.19	45,446.97	13,777.79	86,011.63	11,630.04	31,912.73	28,816.41	25,636.41	33,376.34	26,015.78	29,015.78	24,520.04	22,430.70	18,465.73	19,429.73	52,084.98	51,032.18	1,316,723.87
2.03	ROOF REPAIRS	16,377.17	5,064.09	21,268.01	12,871.16	98,095.91	25,159.22	38,763.32		95,063.63	-	36,760.09	20,567.73	19,461.75	23,316.49	17,149.13	22,061.80	5,508.44	49,583.30	2,503.53	7,630.72	9,810.65	6,519.22	20,822.73	4,972.44	4,986.60	13,980.32	7,929.13	12,137.28	9,732.37	21,796.68	20,846.74	656,738.20
2.04	WINDOW REPAIRS	2,222.08	1,396.12	3,220.00	1,702.08	7,896.16	3,264.16	3,472.08		31,908.32	1,500.00	2,700.00	5,268.16	4,328.32	1,710.00	2,964.16	11,219.38	210.00	8,527.34	2,464.16	500.00	500.00	1,242.08	3,916.34	210.00	1,272.08	710.00	1,242.08	500.00	2,964.16	1,780.00	3,264.16	154,331.22
2.05	COMMUNAL DOOR ENTRY SYSTEMS (PROFESSIONAL)				-	-	-	-		-	-	-	-	-	-	-	-	-	58,600.00	-	-	-	-	-	-	-	-	-	-	-	-	-	75,470.00
2.06	FACADE & STRUCTURAL REPAIRS	2,172.35	2,141.15	6,966.40	35,479.75	29,850.53	11,608.19	12,114.89		74,541.20	-	19,204.41	15,809.78	6,779.36	12,234.29	3,840.96	8,150.17	1,613.36	10,143.62	26,054.77	1,662.57	1,497.81	1,366.70	3,592.03	2,275.77	1,705.77	4,805.23	1,846.75	1,598.34	1,790.43	11,647.74	13,647.74	328,709.27
2.07	WALKWAYS & BALCONIES	1,250.00	-	6,869.72	5,830.32	70,814.42	27,689.70	8,191.23		64,978.67	18,609.56	2,000.00	20,905.56	1,750.00	1,750.00	4,564.50	27,440.05	-	64,342.98	932.77	-	-	-	1,500.00	-	-	1,000.00	-	-	-	21,262.95	20,489.56	376,425.17
2.08	DECORATIONS	5,559.38	301.63	5,438.01	9,468.51	96,018.54	45,136.17	6,391.32		246,017.32	13,931.30	21,977.52	30,001.79	21,977.52	4,578.29	5,559.38	42,527.60	264.51	108,298.06	1,760.18	1,565.37	1,081.08	1,081.08	8,732.51	305.63	305.63	6,732.51	1,087.65	908.06	908.06	35,001.79	35,001.79	766,969.62
2.09	RAINWATER GOODS	4,745.40	1,423.62	5,178.64	2,237.73	21,871.03	3,334.48	10,914.42		30,158.75	-	11,681.43	7,441.95	6,075.33	6,397.28	4,412.14	5,263.82	2,041.97	12,287.04	2,237.73	3,130.12	4,244.44	5,522.22	5,622.96	1,512.00	1,580.44	3,861.75	4,364.96	3,813.41	3,341.16	7,305.79	6,708.81	186,750.39
2.10	FBA WORKS	20,074.15	5,500.00	21,100.00	21,250.00	116,800.00	89,649.80	18,500.00		186,557.97	30,000.00	41,193.46	19,215.94	16,343.46	29,180.00	20,000.00	61,371.47	1,500.00	70,802.23	10,075.99	4,000.00	4,500.00	4,500.00	21,397.82	22,000.00	22,000.00	15,110.00	4,000.00	4,000.00	4,000.00	17,361.29	15,477.97	923,661.55
2.11	M&E	1,575.66	1,310.66	1,575.66	1,575.66	2,900.66	1,575.66	1,575.66		7,670.66		2,100.66	1,840.66	1,575.66	1,840.66	1,575.66	1,575.66	1,310.66	2,100.66	49,301.62	1,575.66	1,575.66	1,575.66	1,840.66	1,310.66	1,310.66	1,840.66	1,575.66	1,575.66	1,575.66	1,575.66	1,575.66	101,000.00
2.12	RISK ITEMS	12,500.00	8,750.00	21,500.00	24,500.00	112,000.00	21,500.00	23,250.00		108,000.00	12,500.00	34,000.00	36,750.00	19,750.00	21,000.00	15,000.00	31,250.00	6,000.00	42,250.00	16,500.00	11,000.00	11,250.00	11,250.00	20,500.00	10,500.00	10,500.00	14,500.00	11,000.00	11,000.00	11,000.00	30,750.00	30,750.00	743,000.00
3.00	EXTERNAL WORKS SUB-TOTAL	97,610.08	41,657.77	115,881.28	152,116.76	699,184.16	263,293.62	158,560.72	-	1,942,680.21	76,590.86	252,216.54	192,795.63	186,681.01	511,112.51	164,932.11	256,507.42	32,056.73	513,853.36	125,998.99	64,237.17	63,897.04	58,713.16	122,341.30	72,622.96	73,127.17	89,146.71	55,457.11	53,998.53	54,721.58	203,170.47	186,787.80	5,593,608.59
4.00	INTERNAL WORKS TENANTED	199,331.59	47,700.34	248,896.90	134,778.83	574,505.43	218,515.29	142,176.55	-	815,343.96	430,764.11	293,989.16	142,114.92	158,824.13	192,130.37	116,116.37	189,587.50	40,671.52	506,964.52	69,214.55	66,422.47	54,632.69	64,612.33	176,357.89	40,671.52	80,671.52	78,221.81	71,878.45	71,878.45	32,914.06	108,561.63	189,679.60	5,137,334.50
4.01	INTERNAL WORKS LEADS/COLLER	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.00	SUB-TOTAL	312,093.31	96,204.17	407,108.63	311,896.73	1,388,593.13	526,877.74	326,995.64	-	3,095,186.29	516,941.86	588,004.13	348,582.84	376,184.20	368,072.62	256,302.07	488,269.21	77,961.51	1,106,280.51	215,030.15	141,216.34	132,343.18	132,074.62	318,804.69	121,229.33	165,816.37	182,917.88	136,469.35	134,751.07	96,428.55	346,121.02	371,135.14	13,046,993.03
6.00	Central Office Overhead @ 1%	3,129.63	962.04	4,071.09	3,118.97	13,895.19	5,750.78	3,269.95	-	30,301.86	5,199.42	5,880.04	3,665.81	3,761.84	3,680.73	2,583.03	4,882.49	779.62	11,052.31	2,559.20	1,412.10	1,323.44	1,329.75	3,388.05	1,252.29	1,858.16	1,820.18	1,364.49	1,347.51	966.29	1,461.21	3,711.51	120,469.93
7.00	Profit @ 5%	15,669.67	4,810.21	20,355.44	15,594.84	69,429.66	26,713.89	16,349.75	-	151,509.31	25,997.09	29,400.21	19,329.14	18,809.21	18,003.63	12,915.15	24,612.46	3,898.08	55,261.53	10,796.05	7,080.82	6,617.18	6,648.73	15,940.23	6,263.47	8,290.82	9,100.88	6,822.47	6,737.51	4,831.43	17,308.05	18,556.76	652,349.05
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	7,646.82	7,646.82	7,646.82	7,646.82	229,404.00	
9.00	Total (incl vat)	339,493.76	109,633.35	426,181.19	328,537.36	1,479,555.54	564,213.23	354,261.56	-	3,219,644.29	556,791.20	630,511.20	396,214.63	406,482.07	397,600.90	381,447.97	525,199.99	90,286.02	1,179,919.16	236,522.18	107,336.15	147,931.01	148,959.93	345,379.79	140,399.91	182,412.18	105,595.56	122,263.13	100,483.95	110,073.69	374,236.10	401,099.07	14,059,337.30
		1.75%	0.74%	2.43%	2.72%	12.50%	4.71%	2.83%	0.00%	18.64%	1.37%	4.51%	3.40%	3.34%	2.70%	1.88%	4.59%	0.37%	9.18%	2.20%	1.15%	1.13%	1.05%	2.10%	1.30%	1.31%	1.59%	0.99%	0.97%	0.98%	3.63%	3.55%	100.00%

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

		PRELIMS				
Item	Description	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

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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'					

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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

As per Helidrone Invoice
As per BL Invoice
Provisional Allowance
Historic Rate Pomeroy

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
	<p>1-10 Vivian Square</p> <p>1-10 Vivian Square is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT</p> <p>B ROOF REPAIRS</p> <p>C WINDOW REPAIRS</p> <p>D FAÇADE & STRUCTURAL REPAIRS</p> <p>E WALKWAYS & BALCONIES</p> <p>F DECORATIONS</p> <p>G RAINWATER GOODS</p> <p>H FRA WORKS</p> <p>I M&E</p> <p>J RISK ITEMS</p>					
GENERALLY						
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	10	Item	33.16	331.58	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	10	Item	66.32	663.15	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	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
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	20	Nr	47.16	943.20	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	10	lm	132.16	1,321.60	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	50	lm	90.00	4,500.00	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	130	lm	20.16	2,620.77	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	100	lm	49.94	4,994.00	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	40	lm	49.94	1,997.60	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			16,377.17	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	1	dwelling	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	Nr	200.00	200.00	Provisional Allowance
	Glazing replacement		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.	4	Item	250.00	1,000.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			2,222.08	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	20	m2	3.75	75.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	20	m2	1.96	39.20	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	20	m2	1.82	36.40	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	7	nr	10.44	69.60	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)

Concrete Repairs - Please note all quantities are provisional						
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm						
Not exceeding 0.01m2. (Provisional Quantity)		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)	1	nr	10.03	10.03	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	1	nr	13.26	13.26	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	1	nr	15.83	15.83	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	1	nr	19.07	19.07	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	1	nr	23.72	23.72	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.50 m2 but not exceeding 1 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.						
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)	2	nr	26.03	52.06	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	1	nr	39.46	39.46	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	1	nr	51.56	51.56	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	1	nr	63.99	63.99	Harmonised Rate + net BMI uplift (32.63%)	
Over 0.50 m2 but not exceeding 1 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						
		m	8.50	0.00	Historic rate - Juniper House	
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.						
		m	35.00	0.00	Star rate	
Corrosion Inhibitor						
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)						
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm		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 mapping						
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		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	20	m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm		m	7.55	150.90	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks	35	nr	12.50	437.50	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 £	2,172.35	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS

	PRIVATE BALCONIES					
	Provisional allowance for asphalt repairs	5	Item	250.00	1,250.00	Provisional allowance
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		m2	19.23		Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		lm	9.62		Harmonised Rate
	Soffit		lm	19.23		Harmonised Rate
	Frame to Pb balustrade	150	lm	9.62	1,443.00	Harmonised Rate
	Brackets	12	lm	9.62	115.44	Harmonised Rate
	Flat entrance doors	18	m2	19.23	346.14	Harmonised Rate
	Side screen	8	m2	36.07	288.56	Harmonised Rate
	Frame	50	lm	9.62	481.00	Harmonised Rate
	Garage doors	32	m2	19.23	615.36	Harmonised Rate
	Frames	48	lm	9.62	461.76	Harmonised Rate
	cupboard door	36	m2	19.23	692.28	Harmonised Rate
	Frame	100	lm	9.62	962.00	Harmonised Rate
DECORATIONS		Carried to Summary £			5,559.38	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, 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. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,950.23		Gerda Rates
			Nr	1,147.59		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		

	FRA					
	Item 7.8.1.1 Provisional allowance to install intumescent cat flap	1	Item		100.00	Provisional Allowance
	Item 7.2.1.1 Provisional allowance to remove secondary means of escape and brick over areas to provide 60 minutes fire separation	1	Item			See Internals Tab
	Provisional allowance for additional FRA works	1	Item		2,500.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		7,474.15	Phoenix Green Quote
	Provisional allowance for additional compartmentation works to garages	5	Nr	1,000.00	5,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	10	Nr	500.00	5,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	20,074.15	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary £	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		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		2,500.00	
	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

	1-10 Vivian Square				
	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	
A B C D E F G H I J	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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	3	Item	33.16	99.47	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	3	Item	66.32	198.95	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	13,904.65	13,904.65	MAC Quote
ACCESS TO WORKS AT HEIGHT		Carried to Summary £			15,873.90	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	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%

	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	6	Nr	47.16	282.96	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	3	lm	132.16	396.48	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	15	lm	90.00	1,350.00	Star rate
	SOFFIT & FASCIA					
ng the detectors.	Take down defective soffit board	10	Item	14.66	142.94	
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	39	lm	20.16	786.23	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	30	lm	49.94	1,498.20	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	12	lm	49.94	599.28	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary			£ 5,056.09	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	1	dwelling	280.00	280.00	Historic rates
	Renew trickle vent	1	Nr	19.00	19.00	Historic rates
	Renew handle	1	Nr	16.00	16.00	Historic rates
	Renew hinges	2	Nr	31.00	62.00	Historic rates
	Renew restrictor	1	Nr	14.52	14.52	Historic rates
	Renew tilt and turn top hinge	1	Nr	105.00	105.00	Historic rates
	Mastic renewal	1	Item	200.00	200.00	Provisional Allowance
	Glazing replacement	1	Item	200.00	200.00	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			£ 1,396.52	
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 caried 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. Not exceeding 0.01m2. (Provisional Quantity)	1	nr	10.03	10.03	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	1	nr	13.26	13.26	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	1	nr	15.83	15.83	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	1	nr	19.07	19.07	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	1	nr	23.72	23.72	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 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. 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)	10	nr	26.03	260.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	1	nr	39.46	39.46	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	1	nr	51.56	51.56	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	1	nr	63.99	63.99	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 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 annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		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 mapping						
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		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	m2	15.09	226.35	Harmonised Rate + net BMI uplift (32.63%)	

	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	12	m m2	7.55 15.09	90.54 0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks	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	5	m2	19.23	103.84	Harmonised Rate
	Frame	15	lm	9.62	144.30	Harmonised Rate
	cupboard door	3	m2	19.23	57.69	Harmonised Rate
	DECORATIONS					
				Carried to Summary £	305.83	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	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.,			Nr	1,950.23		Gerda Rates
			Nr	1,147.59		Gerda Rates
			Nr	100.00		Provisional Allowance
FRA						
Provisional allowance for additional FRA works		1	Item		1,000.00	Provisional Allowance
Provisional allowance for additional compartmentation works to garages		3	Nr	1,000.00	3,000.00	Provisional Allowance
LOFT SPACE WORKS						
Provisional allowance for additional firestopping to existing fire breaks and service penetrations		3	Nr	500.00	1,500.00	Provisional Allowance
FRA WORKS						
				Carried to Summary	£ 5,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
COMMUNAL TESTING						
Landlord EICR's		1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
TEMPORARY LIGHTING						
Install 230v supply for 110v transformer		1	Nr	85.00	85.00	
Supply 3kva Transformer		1	Nr	95.00	95.00	
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm		1	Nr	105.00	105.00	
Install 110v socket (fixed)		1	Nr	35.00	35.00	
Install L.E.D festoon 110v lighting, suitably clipped per 20lm		1	Nr	160.00	160.00	
M&E						
				Carried to Summary	£ 1,310.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
Additional asbestos removal		1	Item		2,000.00	
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		2,000.00	
Provisional allowance for additional roof repairs following survey		1	Item		750.00	
Provisional allowance for windows once on site or notified by residents		1	Item		2,500.00	
RISK ITEMS						
				Carried to Summary	£ 8,250.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS

	11-13 Vivian					
	GENERALLY				0.00	
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	
A B C D E F G H I J	14-29 Vivian Square 14-29 Vivian Square is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES DECORATIONS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A					
	B					
	C					
	D					
	E					
	F					
	G					
	H					
	I					
	J					
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		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					

	Patches over 0.5 but not exceeding 1m2.	32	Nr	47.16	1,509.12	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	16	lm	132.16	2,114.56	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	80	lm	90.00	7,200.00	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	118	lm	20.16	2,378.85	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	180	lm	49.94	8,989.20	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	62	lm	49.94	3,096.28	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			25,288.01	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	4	dwellings	280.00	1,120.00	Historic rates
	Renew trickle vent		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	3	Nr	200.00	600.00	Provisional Allowance
	Glazing replacement		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 £			3,220.00	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	105	m2	3.75	393.75	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	105	m2	1.96	205.80	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	105	m2	1.82	191.10	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	35	nr	10.44	365.40	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
	Concrete Repairs - Please note all quantities are provisional					

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%)
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%)

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)

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%)

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

10	m	8.50	85.00	Historic rate - Juniper House
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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
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Corrosion Inhibitor

Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)
 Surfaces exceeding 300mm girth 2/sqm
 Surfaces not exceeding 300mm 2/Lin.m

m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
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
 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	
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

m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
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					
	Surfaces exceeding 300mm girth	60	m2	15.09	905.40	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	45	m	7.55	339.53	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks	100	nr	12.50	1,250.00	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 £	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 RWP's bends, leaf guards and the like	118	lm	34.02	4,014.36	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	52	lm	22.39	1,164.28	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	5,178.64	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,147.59		Gerda Rates
			Nr	100.00		
	FRA					
	Provisional allowance for compartmentation works	1	Item		10,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	5	Nr	1,000.00	5,000.00	Provisional Allowance
	Issue 7.8.4.1 The riser door located between maisonettes 24 & 29 (single storey flats) has a damaged lock which is required to be repaired and the top door stop is missing and is required to be replaced with a 25mm thick door stop. Also the riser between dwellings 26 and 27 has a damaged lock 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					
	GENERALLY				0.00	
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	
A B C D E F G H I J K	1-15 Manaton 1-15 Manaton Close is a residential block with accommodation spread over three floors, comprising of 8 units. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS COMMUNAL DOORS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	8	Item	33.16	265.26	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	8	Item	66.32	530.52	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	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
ng the de						
	MAIN ROOF COVERINGS - PITCHED					
	Allowance for concrete tile repairs to main roof clear off moss on roof	30 1	Nr Item	100.00	3,000.00 500.00	Provisional Allowance Provisional Allowance
	Clean out concrete 'finlock' type gutter, remove old waterproofing and prepare and lay new asphalt lining to gutter inclusive all joints, and labours and clearance of all outlets, rake out and mastic all underside joints as necessary	62	lm	116.05	7,195.10	Framework - Year 14 BMI Uplift 32.63%
	ENTRANCE SURROUNDS					
	Extra over roof for code 5 lead flashings, nominal size 150mm inclusive soakers , cutting, welding, chases and pointing, all in accordance with Lead Sheet Association guidelines	30	lm	72.54	2,176.06	Framework - Year 14 BMI Uplift 32.63%
ROOF REPAIRS		Carried to Summary £			12,871.16	
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	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	2	Item	200.00	400.00	Provisional Allowance
	Glazing replacement		Item	200.00	0.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary £			1,702.08	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	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)		Carried to Summary £			0.00	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	146	m2	3.75	547.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	146	m2	1.96	286.16	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	146	m2	1.82	265.72	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried 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 annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm	146	m2	26.69	3,896.74	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m	266	lm	26.69	7,099.54	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth	146	m2	8.32	1,214.72	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	266	m	4.16	1,106.56	
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)

Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	146	m2	17.74	2,590.04	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	266	m	8.87	2,359.42		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Application of anticarbonation decorative coatings using two coats 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.	31	m2	105.00	3,255.00	TP Group Quote
	supply & install movement joints where required	3	lm	123.6	370.80	TP Group Quote
	dress-in and around gulleys to walkways	2	nr	21.84	43.68	TP Group Quote
	to prepare and coat open channels & upstands or skirtings not exceeding 300mm	62	lm	19.10	1,184.20	TP Group Quote
	Carry out water test & provide a report of the required remedials	1	nr	306.00	306.00	TP Group Quote
	To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth 251-500mm x 150mm	3	Nr	33.06	99.18	TP Group Quote
	To carry out repairs to walkways using Contar Industry @ 20mm depth per 1m² (minimum cost applies)	1	Nr	157.48	157.48	TP Group Quote
	per 0.5m² (over & above the minimum 1m²)	1	Nr	81.74	81.74	TP Group Quote
	Door Thresholds	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	33	m2	23.13	763.29	Harmonised Rate + net BMI uplift (28.28%)
	Walls	83	m2	23.13	1,919.79	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	33	m2	24.37	804.21	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	83	m2	24.37	2,022.71	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Hand rail	16	m	9.62	153.92	Harmonised Rate
	Loft	1	m2	36.07	36.07	Harmonised Rate
	Ladder cage	2	m2	36.07	72.14	Harmonised Rate
	Frame/cills	19	m	9.62	182.78	Harmonised Rate
	Entrance door and screen	6	m2	36.07	209.21	Harmonised Rate
	Eic	2	m2	36.07	64.93	Harmonised Rate
	Skirtings	53	m	9.62	509.86	Harmonised Rate
	Fascia	72	m	9.62	692.64	Harmonised Rate
	soffit	72	m	9.62	692.64	Harmonised Rate
	Hand rail to balcony wall	39	m	9.62	375.18	Harmonised Rate
	Doors	7	m2	36.07	259.70	Harmonised Rate

	Frame	34	m	9.62	327.08	Harmonised Rate
	Entrance door and screen	6	m2	36.07	209.21	Harmonised Rate
	Rwp /soil	18	m	9.62	173.16	Harmonised Rate
DECORATIONS		Carried to Summary £			9,468.51	
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Renew cast iron guttering (ogee or half round 150mm) inclusive all joints, fixings, end caps, spigots, etc. to falls	40	lm	55.94	2,237.73	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS		Carried to Summary £		2,237.73	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
		1	Item		4,000.00	Provisional Allowance
	COMMUNAL DOORSETS					
	Replace composite door to stairwell with suitable Fire Rated Doorset					
	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. Extra over for glazed fanlight		Nr	1,950.23		Gerda Rates
	Provisional allowance for variations arising from doorsets		Nr	538.20		Gerda Rates
			Nr	750.00		Provisional Allowance
	FRA	1	Item		5,000.00	Provisional Allowance
	Provisional allowance for additional FRA works					
	Item 7.1.1.1 Firestop electrical intake cupboard and metal conduit in stairwell ceiling area					
	Item 7.4.2.1 Install fire door keep locked sign to electrical intake cupboard door					
	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	4	Nr		2,000.00	Provisional Allowance
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations					
	FRA WORKS		Carried to Summary £		23,250.00	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
		1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	COMMUNAL TESTING					
	Landlord EICR's					
	TEMPORARY LIGHTING	1	Nr	85.00	85.00	
	Install 230v supply for 110v transformer					

	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
M&E		Carried to Summary			£ 1,575.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		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	COMMENTS
	1-15 Manaton					
	GENERALLY				0.00	
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	
A B C D E F G H I J K	2-116 Manaton Close 2-116 Manaton Close is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS COMMUNAL DOORS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	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.	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					
	Patches over 0.5 but not exceeding 1m2.	116	Nr	47.16	5,470.56	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	58	lm	132.16	7,665.28	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	290	lm	90.00	26,100.00	Star rate
	SOFFIT & FASCIA					
	Take down defective soffit board	81	lm	14.66	1,180.13	Historic Rate
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	322	lm	20.16	6,491.44	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	664	lm	49.94	33,135.19	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	362	lm	49.94	18,053.31	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			98,095.91	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	2	dwelling	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
	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.	21	Item	250.00	5,250.00	Provisional Allowance
WINDOW REPAIRS		Carried to Summary £			7,894.16	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL DOORSET RENEWALS					
	Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.	1	Item		15,869.00	Silk & Mackman Quote
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 3m2	182	nr	10.44	1,900.08	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	5	nr	20.56	102.80	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		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)	60	nr	14.26	855.60	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)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	20.64	206.40	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	40.78	407.80	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16	641.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10	761.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50	935.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06	1,150.60	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	35	m	8.50	297.50	Historic rate - Juniper House

	<p>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.</p> <p>Corrosion Inhibitor</p> <p>Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)</p> <p>Surfaces exceeding 300mm girth 2/sqm</p> <p>Surfaces not exceeding 300mm 2/Lin.m</p> <p>Anti Carbonation Protection</p> <p>Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats</p> <p>Surfaces exceeding 300mm girth</p> <p>Surfaces not exceeding 300mm</p> <p>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</p> <p>Surfaces exceeding 300mm girth</p> <p>Surfaces not exceeding 300mm</p> <p>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</p> <p>Surfaces exceeding 300mm girth</p> <p>Surfaces not exceeding 300mm</p> <p>Ditto, to rendered tank rooms & chimneys</p>		m	35.00	0.00	Star rate
			m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
			lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m	4.16	0.00	
			m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m	8.87	0.00	
			m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
		520	m2	15.09	7,846.80	Harmonised Rate + net BMI uplift (32.63%)
		26	m	7.55	196.17	
			m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	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		Carried to Summary £			70,814.42	
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	360	m2	23.13	8,326.80	Harmonised Rate + net BMI uplift (28.28%)
	Walls	1090	m2	23.13	25,211.70	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	360	m2	24.37	8,773.20	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	1090	m2	24.37	26,563.30	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Balustrade	74	m2	19.23	1,423.02	Harmonised Rate
	Doors	24	m2	19.23	461.52	Harmonised Rate
	Cupboards	42	m2	19.23	807.66	Harmonised Rate
	Windows		m2	19.23	0.00	Harmonised Rate
	Frame/cills		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 RWP's 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	1	Item		60,000.00	Provisional Allowance
Provisional allowance for additional compartmentation works to garages	16	Nr	1,000.00	16,000.00	Provisional Allowance
Issue 6.1.1.1 Make safe the electrical wires installed above the heating riser cupboard to the left hand side of flat 4.	1	Item		200.00	Provisional Allowance
Issue 6.1.1.2 Secure the electrical socket so it may only be used by LBS staff and approved contractors or decommission if no longer in use and replace with a blanking plate - all corridors.	1	Item		50.00	Provisional Allowance
Issue 7.1.1.1 The following areas are required to be firestopped: G/F electrical intake and riser cupboards next door, ceiling areas. North entrance main entry door has side panels, above the side panels is an area where heating pipework entry the building, firestop the area around pipework. Riser to right hand side (RHS) of flat 26, concrete area around bathroom air extract hose (leads up to fixed flue) is loose and is required to be firestopped. Riser to RHS of flat 34 and riser to left hand side (LHS) of flat 36, both risers require firestopping to the ceiling area at the rear of the riser cupboard. All 2nd floor riser cupboards, ceilings to be made good. Due to the excessive amount of firestopping required a firestopping survey should be carried out and any additional areas identified should be addressed.	1	Item		400.00	Provisional Allowance
Issue 7.1.1.2 Upgrade the ceiling hatches within the communal areas of the building which are of plywood material and will not provide the 60 minute separation required. All ceiling hatches within the communal areas should be upgraded to provide 60 minutes fire resistance (x2 in total). As an interim measure the ceiling hatch located in the end of corridor area next to flats 70 & 72 is not secured, area to be secured. Queried with Maintenance await feedback as at 19/12	1	Item		1,200.00	Provisional Allowance
Issue 7.1.3.1 Replace all ducting installed between the bathroom extract units and the fixed metal flues installed within the communal heating cupboards and all those which connect internally of the building to a fixed metal flue. Connecting ducting is required to be fire resistant. Replace all extract flue connecting collars, which join one piece of metal flue to another piece of metal flue with collars which will prevent the products of combustion entering into the riser cupboard/communal areas. Please note that a piece of the flue within the heating riser to the right hand side of flat 52 is missing (still in riser cupboard)and is required to be put back in place. Queried with Maintenance await feedback as at 19/12	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>	14	Nr	50.00	700.00	Provisional Allowance
		12	Nr	50.00	600.00	Provisional Allowance
		6	Nr	50.00	300.00	Provisional Allowance
		1	Item		10,000.00	Provisional Allowance
		1	Item		8,000.00	Provisional Allowance
		1	Item		200.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	34	Nr	500.00	17,000.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary £	116,800.00	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					

	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	7	Nr	105.00	735.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	7	Nr	160.00	1,120.00	
M&E		Carried to Summary £			2,900.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		30,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		35,000.00	
	Provisional allowance for unforeseen works arising	1	Item		30,000.00	
	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					
	GENERALLY				0.00	
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	
A B C D E F G H I J	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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES DECORATIONS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	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
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	32	Nr	47.16	1,509.12	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	16	lm	132.16	2,114.56	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	80	lm	90.00	7,200.00	Star rate
	SOFFIT & FASCIA					
	Take down defective soffit board	16	lm	14.66	230.90	Historic Rate Tappesfield
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	63	lm	20.16	1,270.06	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	160	lm	49.94	7,990.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	97	lm	49.94	4,844.18	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			25,159.22	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	1	dwelling	280.00	280.00	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		Nr	200.00	0.00	Provisional Allowance
	Glazing replacement		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 caried out every 3m2	25	nr	10.44	261.00	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	8	nr	20.56	164.48	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	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 annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm	82	m2	26.69	2,188.58	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m	66	lm	26.69	1,761.54	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
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 mapping					
	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		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	82	m2	15.09	1,237.38	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	66	m	7.55	497.97	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks	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					
	Provisional allowance for asphalt repairs	12	Item	250.00	3,000.00	Provisional allowance
	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 RWP's 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					

Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,			Nr	1,950.23		Gerda Rates
			Nr	1,147.59		Gerda Rates
			Nr	100.00		
FRA						
Provisional allowance for compartmentation works		1	Item		15,000.00	Provisional Allowance
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.		18	Nr	350.00	6,300.00	Provisional Allowance
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.		3	Nr	9,255.00	27,765.00	Historic Rates
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.		1	Nr	37,584.80	37,584.80	Historic Rates
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 £	89,649.80	
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

	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					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	23	Item	33.16	762.62	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	23	Item	66.32	1,525.25	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	30,167.00	30,167.00	MAC Quote
	Weekly Inspections	8.0	Nr	200.00	1,600.00	
	Remove and refix satellite dish - Provisional	12	nr	86.21	1,034.51	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary			£ 35,387.80	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	46	Nr	47.16	2,169.36	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	23	lm	132.16	3,039.68	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	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	dwelling	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 caried 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 annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm	56	m2	26.69	1,494.64	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m	126	lm	26.69	3,362.94	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
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 mapping					
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		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	m2	15.09	829.95	Harmonised Rate + net BMI uplift (32.63%)

	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	126	m m2	7.55 15.09	950.67 0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks	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			£ 12,114.89	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	PRIVATE BALCONIES					
	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
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Soffits		m2	19.23		Harmonised Rate
	Cladding		m2	19.23		Harmonised Rate
	Fascia	80	lm	9.62	769.60	Harmonised Rate
	Soffit Board	12	m2	19.23	230.76	Harmonised Rate
	Frame to Pb balustrade	82	lm	9.62	788.84	Harmonised Rate
	Brackets		lm	9.62		Harmonised Rate
	Flat entrance door		m2	36.07		Harmonised Rate
	Side screen		m2	36.07		Harmonised Rate
	Frame		lm	9.62		Harmonised Rate
	Garage doors	8	m2	19.23	153.84	Harmonised Rate
	Frames	12	lm	9.62	115.44	Harmonised Rate
	cupboard door	6	m2	19.23	115.38	Harmonised Rate
	Frames	52	lm	9.62	500.24	Harmonised Rate
	Binstore Doors	10	m2	36.07	360.70	Harmonised Rate
	Binstore Door Frames	5	lm	9.62	48.10	Harmonised Rate
	Electric Cupboards	12	no	19.23	230.76	Harmonised Rate
	RWP	45	lm	9.62	432.90	Harmonised Rate
	Metal Service Box	5	m2	9.62	48.10	Harmonised Rate
	Bargeboard	122	lm	9.62	1,173.64	Harmonised Rate

	Gable end fence Boxing in pipes	8 66	m2 m2	19.23 19.23	153.84 1,269.18	Harmonised Rate Harmonised Rate
DECORATIONS		Carried to Summary £			6,391.32	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, 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		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,147.59		Gerda Rates
			Nr	100.00		Provisional Allowance
	FRA					
	Provisional allowance for compartmentation works	1	Item		10,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	7	Nr	1,000.00	7,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	3	Nr	500.00	1,500.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	18,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	

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

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
A B C D E F G H I J	1-203 Wivenhoe 1-203 Wivenhoe Close Sheltered Housing Unit is a large block comprising a mixture of Sheltered Units. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW & DOOR WORKS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	102	Item	33.16	3,382.07	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	102	Item	66.32	6,764.13	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	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	QTY	UNIT	RATE	TOTAL	COMMENTS
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	102	Nr	47.16	4,810.32	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	51	lm	132.16	6,740.16	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	204	lm	90.00	18,360.00	Star rate
	ng the detectors.					
	SOFFIT & FASCIA					
	Take down defective asbestos soffit board to roofline and balconies	109	Item	14.66	1,590.61	
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	434	lm	20.16	8,749.34	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	772	lm	49.94	38,553.68	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	338	lm	49.94	16,879.72	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary			£ 95,683.83	
C	WINDOW & DOOR WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	3	dwelling	280.00	840.00	Historic rates
	Renew trickle vent	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 caried out every 3m2	205	nr	10.44	2,140.20	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	5	nr	20.56	102.80	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. 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 annodes (Margel) (Provisional Quantity)						
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Anti Carbonation Protection						
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats						
Surfaces exceeding 300mm girth	589	m2	8.32	4,900.48	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	26	m	4.16	108.16		
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping						
Surfaces exceeding 300mm girth	589	m2	17.74	10,448.86	Harmonised Rate + net BMI uplift (32.63%)	
Surfaces not exceeding 300mm	26	m	8.87	230.62		
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	

	Application of anticarbonation decorative coatings using two coats smooth elastomeric / methacrylic coating to all exposed concrete surfaces	589	m2	15.09	8,888.01	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces exceeding 300mm girth	26	m	7.55	196.17	
	Surfaces not exceeding 300mm		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	220	nr	12.50	2,750.00	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	40	m2	35.00	1,400.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	150	nr	25.00	3,750.00	
	Areas less than 0.25 sqm/joints/perps	250	m	12.00	3,000.00	
	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					
		Carried to Summary £			74,541.20	
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL STAIRCASES					
	Remove existing vinyl & dispose in skip on site	378	m2	33.66	12,723.48	TP Group Quote
	Supply and fit latex screed	378.00	m2	17.00	6,426.00	Star Rate
	Supply and fit non slip vinyl	378	m2	70.95	26,818.31	Oakhill Rate plus BMI Uplift 40.04%
	Supply and fit stair nosing	192	m	52.14	10,010.88	TP Group Quote
	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	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	1178	m2	23.13	27,247.14	Harmonised Rate + net BMI uplift (28.28%)
	Walls	3409	m2	23.13	78,850.17	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	1178	m2	24.37	28,707.86	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	3409	m2	24.37	83,077.33	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Balustrade	139	m2	19.23	2,672.97	Harmonised Rate
	Doors	72	m2	9.62	692.64	Harmonised Rate
	Cupboards	70	m2	19.23	1,346.10	Harmonised Rate
	Windows		m	9.62	0.00	Harmonised Rate
	Frame/cills		m	9.62	0.00	Harmonised Rate
	Entrance door and screen	50	m2	19.23	961.50	Harmonised Rate
	meter cupboards	104	m2	19.23	1,999.92	Harmonised Rate
	Skirtings	1475	m	9.62	14,189.50	Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		m	9.62	0.00	Harmonised Rate
	soffit		m	9.62	0.00	Harmonised Rate
	Frame to Pb balustrade	420	m	9.62	4,040.40	Harmonised Rate
	Brackets	98	m	9.62	942.76	Harmonised Rate

	Louvre doors	20	m2	9.62	192.40	Harmonised Rate
	Small rail	75	m	9.62	721.50	Harmonised Rate
	Security grill	34	m2	19.23	653.82	Harmonised Rate
	Doors	9	m2	19.23	173.07	Harmonised Rate
	Frame	45	m	9.62	432.90	Harmonised Rate
	Entrance door and screen	50	m2	19.23	961.50	Harmonised Rate
DECORATIONS		Carried to Summary £				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	Carried to Summary £				30,158.75
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.	1	Nr	1,950.23	1,950.23	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	1	Nr	100.00	100.00	Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		15,000.00	Provisional Allowance
	Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and second floor corridors, x41 doors in total. Door stops are required to be 25mm thick timber. Install top door stop to the first floor electrical intake room located next to the stair at the rear of the building in the corridor which houses flats 95-101.	50	Nr	50.00	2,500.00	Provisional Allowance
	Item 7.7.13.1 Provide dwelling location signage within the ground floor main entrance lobby leading to stairwell 5, located to the right hand (west) side of the building and on each upper floor landing of said stairwell.	1	Nr	50.00	50.00	Provisional Allowance
	Item 7.4.2.1 The electrical intake located within the first floor corridor housing flats 141-155, the cupboard next to it, housing electrical meters and second floor stairwell door, providing access to flats 189-203, on corridor side of door, are required to have a 'fire door keep locked' sign installed, x3 doors in total.	3	Nr	50.00	150.00	Provisional Allowance
	Item 7.4.1.4 signage	10	Nr	50.00	500.00	Provisional Allowance
	Item 7.4.1.3 signage	15	Nr	50.00	750.00	Provisional Allowance
	Item 7.4.1.2 signage	18	Nr	50.00	900.00	Provisional Allowance

	Item 7.4.1.1 signage	20	Nr	50.00	1,000.00	Provisional Allowance
	Item 7.2.4.2 & 7.1.3.3 & 7.1.3.2 The rear of building staircase (base of 'U' shape), door at ground floor level leading into the sheltered housing unit has a damaged transom area and is required to be repaired to provide 30 minutes fire resistance. The second floor stairwell door transom area, to the same staircase, is wood and is required to be replaced with boarding which is 30 minutes fire resistant, x2 areas in total.	1	item		1,500.00	Provisional Allowance
	Item 7.2.4.1 Replace the electrical meter housings with housing (and viewing panels) which will provide 30 minutes fire resistance	70	Nr	400.00	28,000.00	Provisional Allowance
	Renew timber communal loft hatches with fire rated hatches	21	Nr	1,500.00	31,500.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		76,657.74	Phoenix Green Quote
	Provisional allowance for compartmentation to garages	10	Item	1,000.00	10,000.00	Phoenix Green Quote
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	36	Nr	500.00	18,000.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary	£ 188,557.97	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	25	Nr	105.00	2,625.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	25	Nr	160.00	4,000.00	
	M&E			Carried to Summary	£ 7,670.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Asbestos removal	1	Item		30,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		25,000.00	
	Provisional allowance for unforeseen works arising	1	Item		25,000.00	
	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	
A B C D E F G H I	1-203 Wivenhoe SHU 1-203 Wivenhoe Close Sheltered Housing Unit is a large block comprising a mixture of Sheltered Units. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	ACCESS TO WORKS AT HEIGHT	Carried to Summary £			0.00	
	B ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	ROOF REPAIRS	Carried to Summary £			0.00	
	C WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows		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
	Mastic renewal		Item	200.00	0.00	Provisional Allowance
	Glazing replacement		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	Carried to Summary £			1,500.00	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FAÇADE & STRUCTURAL REPAIRS	Carried to Summary £			0.00	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL FLOORING					

ng the detectors.

	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
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	50	m2	23.13	1,156.50	Harmonised Rate + net BMI uplift (28.28%)
	Walls	220	m2	23.13	5,088.60	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	50	m2	24.37	1,218.50	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	220	m2	24.37	5,361.40	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Skirtings	115	m	9.62	1,106.30	Harmonised Rate
DECORATIONS		Carried to Summary £			13,931.30	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	RAINWATER GOODS					
				Carried to Summary £	0.00	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for compartmentation works to communal areas	1	Item		30,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	30,000.00	
I	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	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					
	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		
A B C D E F G H I J	2-52 Wivenhoe Close 2-52 Wivenhoe Close is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E 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.	26	Item	33.16	862.10	Framework - Year 14 BMI Uplift 32.63%
		Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	26	Item	66.32	1,724.19	Framework - Year 14 BMI Uplift 32.63%
		Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
		Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
		SCAFFOLD					
		Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		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
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	52	Nr	47.16	2,452.32	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	26	lm	132.16	3,436.16	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing ridge slate with slate to match; remove debris. Make good and bed new slate to retained work.	130	lm	90.00	11,700.00	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	188	lm	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	lm	49.94	12,385.12	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	60	lm	49.94	2,996.40	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			36,760.03	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	1	dwelling	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	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.	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 caried out every 3m2	786	nr	10.44	8,205.84	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally

2

nr

20.56

41.12

Harmonised Rate + net BMI uplift (32.63%)

Concrete Repairs - Please note all quantities are provisional

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)

25

nr

14.26

356.50

Harmonised Rate + net BMI uplift (32.63%)

Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)

30

nr

26.03

780.90

Harmonised Rate + net BMI uplift (32.63%)

Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)

10

nr

39.46

394.60

Harmonised Rate + net BMI uplift (32.63%)

Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)

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 annodes (Margel) (Provisional Quantity)

Surfaces exceeding 300mm girth 2/sqm

m2

26.69

0.00

Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm 2/Lin.m

lm

26.69

0.00

Harmonised Rate + net BMI uplift (32.63%)

Anti Carbonation Protection

Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats

Surfaces exceeding 300mm girth

m2

8.32

0.00

Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm

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 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		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%)
		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 Helical bar across cracking brickwork. Generally to every 3rd course.	90 10 20 50	nr m2 nr m lm	12.50 35.00 25.00 12.00 80.00	1,125.00 350.00 500.00 600.00 0.00	Historic rate - Juniper House Historic rate - Carterscroft 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 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 m m m2 m2 m no	 23.13 23.13 24.37 24.37 19.23 9.62 9.62 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 + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	DECORATIONS	Carried to Summary £			21,977.52	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	

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

	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	4	Nr	105.00	420.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	4	Nr	160.00	640.00	
M&E		Carried to Summary £			2,105.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		10,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	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					
	GENERALLY				0.00	
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	
A B C D E F G H I J	54-82 Wivenhoe 54-82 Wivenhoe Close is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	15	Item	33.16	497.36	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	15	Item	66.32	994.73	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	36,241.00	36,241.00	MAC Quote
	Weekly Inspections	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
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	30	Nr	47.16	1,414.80	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	15	lm	132.16	1,982.40	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	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	dwelling	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 caried out every 3m2	57	nr	10.44	595.08	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)		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)	75	nr	26.03	1,952.25	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46	394.60	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	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	30	m	8.50	255.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		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 mapping						
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			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		130	m2	15.09	1,961.70	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		41	m	7.55	309.35	
Ditto, to rendered tank rooms & chimneys			m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
BRICKWORK CLEANING AND REPAIRS						
Carry out repairs to defective bricks		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 m m m2 m m2 m m2	9.62 9.62 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 Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate 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 RWP's 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

	Item 7.2.7.1 Remove the metal security gates across the maisonette entry doors to maisonettes 58 & 60, x2 in total. Please note this should only be carried out once 'secured by design' doors have been installed.	2	Nr	167.97	335.94	Gerda Rates
	Item 7.2.9.1 Install a cross corridor door in-between flats 76 & 78, door to be installed to be a FD30S SC door.	1	Item		5,000.00	Provisional Allowance
	Item 7.4.2.1 Install a 'fire door keep locked shut' sign to the heating riser cupboards wooden doors (x3), the first floor riser door located off the main entrance staircase and to the first floor wooden electrical intake fuseboard door (x1), x5 doors in total.	5	Nr	50.00	250.00	Provisional Allowance
	Item 7.4.2.2 Install a 'fire door keep closed' sign to the two second floor stairwell doors and to the bin room lobby doors, x6 doors in total.	6	Nr	50.00	300.00	Provisional Allowance
	Provisional allowance for additional FRA works	1	Item		3,000.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		5,130.00	Phoenix Green Quote
	LOFT SPACE WORKS					
	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	£ 19,215.94	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	3	Nr	105.00	315.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	3	Nr	160.00	480.00	
	M&E					
				Carried to Summary	£ 1,840.66	
j	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		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		3,750.00	
	Provisional allowance for windows once on site or notified by residents	1	Item		2,500.00	
	RISK ITEMS					
				Carried to Summary	£ 26,250.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS

	54-82 Wivenhoe					
	GENERALLY				0.00	
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	
A B C D E F G H I J	84-100 Wivenhoe Close 84-100 Wivenhoe Close is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT					
	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.	9	Item	33.16	298.42	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	9	Item	66.32	596.84	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		84,759.00	MAC Quote
	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
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	18	Nr	47.16	848.88	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	9	lm	132.16	1,189.44	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	45	lm	90.00	4,050.00	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	106	lm	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	162	lm	49.94	8,090.28	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	63	lm	49.94	3,146.22	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			19,461.75	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	2	dwelling	280.00	560.00	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
	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	Item	250.00	1,000.00	Provisional Allowance
WINDOW REPAIRS		Carried to Summary £			4,928.32	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	107	m2	3.75	401.25	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	107	m2	1.96	209.72	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	107	m2	1.82	194.74	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	36	nr	10.44	372.36	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally

2

nr

20.56

41.12

Harmonised Rate + net BMI uplift (32.63%)

Concrete Repairs - Please note all quantities are provisional

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

m

8.50

0.00

Historic rate - Juniper House

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

m

35.00

0.00

Star rate

Corrosion Inhibitor

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

Surfaces exceeding 300mm girth 2/sqm

m2

26.69

0.00

Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm 2/Lin.m

lm

26.69

0.00

Harmonised Rate + net BMI uplift (32.63%)

Anti Carbonation Protection

Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats

Surfaces exceeding 300mm girth

m2

8.32

0.00

Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm

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 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		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%)
		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 Helical bar across cracking brickwork. Generally to every 3rd course.	50 10 20 50	nr m2 nr m lm	12.50 35.00 25.00 12.00 80.00	625.00 350.00 500.00 600.00 0.00	Historic rate - Juniper House Historic rate - Carterscroft Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS	Carried to Summary £			6,778.36	
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 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 m m m m m m2 m2 m m no	 23.13 23.13 24.37 24.37 19.23 9.62 9.62 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 + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	DECORATIONS	Carried to Summary £			21,977.52	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	

	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, 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	64	lm	38.58	2,469.25	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	6,075.33	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.	3	Nr	1,950.23	5,850.69	Gerda Rates
	FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide	3	Nr	1,147.59	3,442.77	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	3	Nr	100.00	300.00	Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	Issue 7.4.2.1 Provide and fit a 'Fire Door Keep Locked' sign on the electrical intake cupboard door (timber), situated across from 96, x1 in total.	1	Nr	50.00	50.00	Provisional Allowance
	Issue 7.4.3.1 Install a 'fire action notice' within the two end of building entrances to the undercroft areas of the building, x2 in total.	2	Nr	50.00	100.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	9	Nr	500.00	4,500.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	16,243.46	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	

M&E		Carried to Summary £			1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	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					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	14	Item	33.16	464.21	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	14	Item	66.32	928.41	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	45,471.00	45,471.00	MAC Quote
	Weekly Inspections	9.0	Nr	200.00	1,800.00	
	Remove and refix satellite dish - Provisional	7	nr	86.21	603.47	Framework - Year 14 BMI Uplift 32.63%
	ACCESS TO WORKS AT HEIGHT					
		Carried to Summary £			49,565.50	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	28	Nr	47.16	1,320.48	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	14	lm	132.16	1,850.24	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	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		dwelling	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 caried 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 annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		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 mapping					
	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		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	75	m2	15.09	1,131.75	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	28	m	7.55	211.26	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks	50	nr	12.50	625.00	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			£ 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 RWP's 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	lm	38.58	2,314.92	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	6,397.28	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,200.00		Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,500.00	Provisional Allowance
	Item 7.2.1.1 Secondary means of escape doors should be removed and the area bricked off to both sides to provide a minimum of 60 minutes fire separation between maisonettes.	1	Item			See Internals Tab
	Item 7.2.4.1 Replace the glazing in the following locations with glazing/boarding which will afford 30 minutes of fire resistance (integrity only): Glazing around maisonette entry door frame for dwellings 104, 106, 108, 114 and 128, x5 in total. Please note this only has to be carried out up to a height of 1100mm from the maisonette floor.	1	Item			See Gerda Variations
	Item 7.4.3.1 Install 'stay put' fire action notices at each end of the covered walkway areas, x2 in total.	2	Nr	50.00	100.00	Provisional Allowance
	Item 7.4.4.1 Install a 'no smoking' sign at either end of the undercroft entrances, preferably next to the fire action notices (when installed), x2 in total.	2	Nr	50.00	100.00	Provisional Allowance
	Item 7.8.6.1 Install a positive self closing device to BS EN 1154 to the following maisonette entry doors: 102-128, x14 in total.	5	Nr	300.00	1,500.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		7,980.00	Phoenix Green Quote
	Provisional allowance for additional compartmentation works to garages	10	Nr	1,000.00	10,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	14	Nr	500.00	7,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	29,180.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%

	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	3	Nr	105.00	315.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	3	Nr	160.00	480.00	
M&E		Carried to Summary			£ 1,840.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	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
	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							
	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.	20	Nr	47.16	943.20	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	10	lm	132.16	1,321.60	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	50	lm	90.00	4,500.00	Star rate
	SOFFIT & FASCIA					
	Take down defective soffit board	23	lm	14.66	329.85	Historic Rate Tappesfield
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	90	lm	20.16	1,814.38	Framework - Year 14 BMI Uplift 32.63%
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	127	lm	49.94	6,342.38	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	38	lm	49.94	1,897.72	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			17,149.13	
C	WINDOW AND DOOR WORKS	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	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	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.	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					
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		m	8.50	0.00	Historic rate - Juniper House

	<p>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.</p> <p>Corrosion Inhibitor</p> <p>Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm Surfaces not exceeding 300mm 2/Lin.m</p> <p>Anti Carbonation Protection</p> <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 smoothelastomeric / methacrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys</p>		m	35.00	0.00	Star rate
			m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
			lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m	4.16	0.00	
			m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m	8.87	0.00	
			m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
		20	m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m	7.55	150.90	
			m2	15.09	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					
	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		m2	19.23		Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame to Pb balustrade	150	m	9.62	1,443.00	Harmonised Rate
	Brackets	12	m	9.62	115.44	Harmonised Rate
	Flat entrance doors	18	m2	19.23	346.14	Harmonised Rate
	Side screen	8	m2	36.07	288.56	Harmonised Rate
	Frame	50	m	9.62	481.00	Harmonised Rate
	Garage doors	32	m2	19.23	615.36	Harmonised Rate
	Frames	48	m	9.62	461.76	Harmonised Rate
	cupboard door	36	m2	19.23	692.28	Harmonised Rate
	Frame	100	m	9.62	962.00	Harmonised Rate
	DECORATIONS					
				Carried to Summary £	5,559.38	
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, 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					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	10	Nr	500.00	5,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	20,000.00	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary £	1,575.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		2,500.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		2,500.00	
	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					
	GENERALLY				0.00	
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					
	B ROOF REPAIRS					
	C WINDOW OVERHAULS					
	D COMMUNAL DOORS					
	E FAÇADE & STRUCTURAL REPAIRS					
	F BALCONIES & WALKWAYS					
	G DECORATIONS AND REPAIRS					
	H RAINWATER GOODS					
	I FRA WORKS					
	J M&E					
	K RISK ITEMS					
GENERALLY						
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	15	Item	33.16	497.36	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	15	Item	66.32	994.73	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	40,853.00	40,853.00	MAC Quote
	Weekly Inspections	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					
	Patches over 0.5 but not exceeding 1m2.	30	Nr	47.16	1,414.80	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	15	lm	132.16	1,982.40	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	75	lm	90.00	6,750.00	Star rate
	SOFFIT & FASCIA					
	Take down defective soffit board	16	lm	14.66	227.23	Historic Rate Tappesfield
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	62	lm	20.16	1,249.91	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	134	lm	49.94	6,691.96	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	75	lm	49.94	3,745.50	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			22,061.80	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	2	dwelling	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	2	Item	200.00	400.00	Provisional Allowance
	Glazing replacement		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		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.	6	Item	250.00	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					
	Carry out full cover meter survey to all areas of concrete					
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	35	nr	10.44	361.92	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
	Concrete Repairs - Please note all quantities are provisional					
	Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
	Not exceeding 0.01m2. (Provisional Quantity)					
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 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)					
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)					
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.03	50.15	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	13.26	66.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 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)					
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)					
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	50	nr	14.26	713.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	25	nr	26.03	650.75	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	39.46	197.30	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 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)					
	Not exceeding 0.01m2. (Provisional Quantity)					
	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 annodes (Margel) (Provisional Quantity)					
	Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Anti Carbonation Protection					
	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
	Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm		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 mapping					
	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		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	94	m2	15.09	1,418.46	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	10	m	7.55	75.45	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks	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					
	Provisional allowance for asphalt repairs	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	181	m2	23.13	4,186.53	Harmonised Rate + net BMI uplift (28.28%)
	Walls	530	m2	23.13	12,258.90	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	181	m2	24.37	4,410.97	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	530	m2	24.37	12,916.10	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Balustrade	26	m2	19.23	499.98	Harmonised Rate
	Doors	21	m2	19.23	403.83	Harmonised Rate
	Cupboards	29	m2	19.23	553.82	Harmonised Rate
	Windows		m	36.07		Harmonised Rate
	Frame/cills		m	9.62		Harmonised Rate
	Entrance door and screen	11	m2	36.07	378.74	Harmonised Rate
	meter cupboards	18	no	19.23	346.14	Harmonised Rate
	Skirtings	230	m	9.62	2,212.60	Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame to Pb balustrade	192	m	9.62	1,847.04	Harmonised Rate
	Brackets	24	m	9.62	230.88	Harmonised Rate
	Louvre doors	4	m2	36.07	144.28	Harmonised Rate
	Garage doors	36	m2	19.23	692.28	Harmonised Rate
	Frames	54	m	9.62	519.48	Harmonised Rate
	Over panel	13	m2	19.23	242.30	Harmonised Rate
	Doors	4	m2	19.23	73.07	Harmonised Rate
	Frame	10	m	9.62	96.20	Harmonised Rate
	Windows	4	m	36.07	158.71	Harmonised Rate
	Entrance door and screen	11	m2	19.23	201.92	Harmonised Rate
	DECORATIONS					
				Carried to Summary £	42,527.60	
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	64	lm	34.02	2,177.25	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	80	lm	38.58	3,086.57	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS					
				Carried to Summary £	5,263.82	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					

	<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>		Nr	1,950.23		Gerda Rates
			Nr	100.00		
	FRA					
	Item 6.1.3.1 Replace the plastic cabinets which house the electric meters with an enclosure providing 30 minutes of fire resistance: electric meter cabinets adjacent FEDS - flats 11 - 14, 16 – 25, x14 in total.	14	Nr	400.00	5,600.00	Provisional Allowance
	Item 7.1.3.1 Replace all ducting installed between the bathroom extract units and the fixed metal flues installed within the communal heating cupboards and all those which connect internally of the building to a fixed metal flue. Connecting ducting is required to be fire resistant.	1	Item			See Internals Tab
	Item 7.2.9.1 Install a certified FD30S SC cross corridor door in the following locations: 1st floor - Should be positioned 7.5m away from the furthest FEDs - Flats 18 & 19. 2nd floor – Should be positioned 7.5m away from the furthest FEDs - Flats 24 & 25, x2 door sets in total.	2	Item	5,000.00	10,000.00	Provisional Allowance
	Item 7.4.2.1 Provide and fit a 'Fire door Keep Locked' sign to the following doors: Electrical intake/riser cupboards x4, accessed off the ground and 1st floor corridor, opposite the stairwell doors. Heating riser cupboards wood doors, x10 in total (14 complete total required).	14	Nr	50.00	700.00	Provisional Allowance
	Item 7.4.2.2 Install a 'fire door keep closed' sign to the stairwell doors on the ground to second floor landing areas, x3 signs required in total for the wood doors.	3	Nr	50.00	150.00	Provisional Allowance
	Item 7.4.5.1 Provide an electrical hazard sign to the ground floor electrical lateral mains cupboard and the cupboard next to it which both have wood doors and are located in the area opposite the stairwell door, x2 in total.	2	Nr	50.00	100.00	Provisional Allowance
	Item 7.6.1.1 Provide ventilation to the stairwell area at the head of the stairs or at least at second floor level, this can be in the form of a window, POV etc.	1	Nr		8,000.00	Provisional Allowance
	Install 2.5cm top door stops to the heating riser cupboard doors located within the ground floor corridor area, x2 doors in total.	2	Nr	150.00	300.00	Provisional Allowance
	Renew timber communal loft hatches with fire rated hatches	2	Nr	1,500.00	3,000.00	Provisional Allowance
	Provisional allowance for additional FRA works	1	Item		5,000.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		18,021.47	Phoenix Green Quote
	Provisional allowance for additional compartmentation works to garages	8	Nr	1,000.00	8,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	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					
	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		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	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	11-25 Galatea					
	GENERALLY				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	
A B C D E F G H I J	28-29 Galatea 28-29 Galatea Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	2	Item	33.16	66.32	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	2	Item	66.32	132.63	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	12,308.00	12,308.00	MAC Quote
	Weekly Inspections	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
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	4	Nr	47.16	188.64	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	2	lm	132.16	264.32	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	10	lm	90.00	900.00	Star rate
	SOFFIT & FASCIA					
	Take down defective soffit board	7	lm	14.66	95.29	Historic Rate Tappesfield
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	26	lm	20.16	524.15	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	46	lm	49.94	2,297.24	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	20	lm	49.94	998.80	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary			£ 5,268.44	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows		dwelling	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.	1	Item	250.00	250.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary			£ 250.00	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	8	m2	3.75	30.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	8	m2	1.96	15.68	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	8	m2	1.82	14.56	Harmonised Rate + net BMI uplift (32.63%)

Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2	3	nr	10.44	27.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	19.07	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.72	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	2	nr	14.26	28.52	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	2	nr	26.03	52.06	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	2	nr	39.46	78.92	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)	2	nr	63.99	127.98	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 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.					
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	2	m	8.50	17.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)

	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		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		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	8	m2	15.09	120.72	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	16	m	7.55	120.72	
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks	20	nr	12.50	250.00	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	5	m2	35.00	175.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	5	nr	25.00	125.00	
	Areas less than 0.25 sqm/joints/perps	10	m	12.00	120.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS					
				Carried to Summary £	1,613.36	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
	WALKWAYS & BALCONIES					
				Carried to Summary £	0.00	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Fascia		m2	19.23		Harmonised Rate
	soffit		lm	9.62		Harmonised Rate
	Flat entrance doors	4	m2	36.07	129.85	Harmonised Rate
	Frame	10	lm	9.62	96.20	Harmonised Rate
	cupboard door	2	lm	19.23	38.46	Harmonised Rate
	DECORATIONS					
				Carried to Summary £	264.51	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, 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	lm	38.58	1,157.46	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS					
				Carried to Summary £	2,041.97	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		1,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	1	Nr	500.00	500.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary £	1,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	105.00	105.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1	Nr	160.00	160.00	
	M&E					
				Carried to Summary £	1,310.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Asbestos removal	1	Item		1,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		1,000.00	
	Provisional allowance for unforeseen works arising	1	Item		1,000.00	

	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 £			6,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	28-29 Galatea					
	GENERALLY				0.00	
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	
A B C D E F G H I J K	30-68 Galatea Square					
	30-68 Galatea Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.					
	GENERALLY					
	The works in this section comprise the following:-					
	ACCESS TO WORKS AT HEIGHT					
	ROOF REPAIRS					
	WINDOW REPAIRS					
	COMMUNAL DOORS					
	FAÇADE & STRUCTURAL REPAIRS					
	BALCONIES & WALKWAYS					
	DECORATIONS AND REPAIRS					
	RAINWATER GOODS					
	FRA WORKS					
	M&E					
	RISK ITEMS					
GENERALLY						
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		Carried to Summary £			86,615.83	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
ng the de	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	78	Nr	47.16	3,678.48	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	39	lm	132.16	5,154.24	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	195	lm	90.00	17,550.00	Star rate
	SOFFIT & FASCIA					
	Take down defective soffit board	27	lm	14.66	388.49	Historic Rate
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	106	lm	20.16	2,136.93	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	210	lm	49.94	10,487.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	204	lm	49.94	10,187.76	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary £			49,583.30	
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	12	Nr	19.00	228.00	Historic rates
	Renew handle	12	Nr	16.00	192.00	Historic rates
	Renew hinges	12	Nr	31.00	372.00	Historic rates
	Renew restrictor	12	Nr	14.52	174.24	Historic rates
	Renew tilt and turn top hinge	12	Nr	105.00	1260.00	Historic rates
	Mastic renewal	2	Item	200.00	400.00	Provisional Allowance
	Glazing replacement		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	240	m2	3.75	900.00	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	240	m2	1.96	470.40	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	240	m2	1.82	436.80	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	80	nr	10.44	835.20	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
	Concrete Repairs - Please note all quantities are provisional					
	Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
	Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
	Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
	Not exceeding 0.01m2. (Provisional Quantity)		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)	40	nr	14.26	570.40	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%)

	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	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 annodes (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		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%) 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	180 60	m2 m m2	15.09 7.55 15.09	2,716.20 452.70 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	80	nr	12.50	1,000.00	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 10 20	m2 nr m	35.00 25.00 12.00	350.00 250.00 240.00	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 £			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	418 418.00	m2 m2	33.66 17.00	14,069.88 7,106.00	TP Group Quote Star Rate

	Supply and fit non slip vinyl	418	m2	70.95	29,656.22	Oakhill Rate plus BMI Uplift 40.04%
	Supply and fit stair nosing	192	m	52.14	10,010.88	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	
	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 flats61-62 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					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	8	Nr	500.00	4,000.00	Provisional Allowance
FRA WORKS				Carried to Summary	£ 70,060.23	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	4	Nr	105.00	420.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	4	Nr	160.00	640.00	
M&E				Carried to Summary	£ 2,105.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		15,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	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
A	30-68 Galatea Square					
	GENERALLY				0.00	
	ACCESS TO WORKS AT HEIGHT				86,615.83	
	ROOF REPAIRS				49,583.30	
	WINDOW REPAIRS				8,527.34	
	COMMUNAL DOORS				59,610.00	

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.	8	Item	33.16	265.26	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	8	Item	66.32	530.52	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	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
		29	lm	72.54	2,103.53	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					
Mountin g the detector s.		Carried to Summary £			2,103.53	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
		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
	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					
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
		146 <				

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%)
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%)

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	20	m	8.50	170.00	Historic rate - Juniper House
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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
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Corrosion Inhibitor

Installation of corrosion inhibitor annodes (Ferrogaurd) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm	146	m2	23.87	3,485.02	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m	266	lm	19.23	5,115.18	Harmonised Rate + net BMI uplift (32.63%)
Jet washing corrosion inhibitor application (Ferrogaurd)	146	m2	2.79	407.34	

Anti Carbonation Protection

Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth	146	m2	8.32	1,214.72	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	266	m	4.16	1,106.56	
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
Surfaces exceeding 300mm girth	146	m2	17.74	2,590.04	Harmonised Rate + net BMI uplift (32.63%)

	Surfaces not exceeding 300mm	266	m	8.87	2,359.42	
	Application of anticarbonation decorative coatings using two coats 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	266	m	7.55	2,006.97	
	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					
	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	30	m	12.00	360.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft
	Allowance for Chimney Stack repairs	2	Nr	250.00	500.00	
	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	1	Nr	157.48	157.48	TP Group Quote
	per 1m² (minimum cost applies)	1	Nr	43.87	43.87	TP Group Quote
	per 0.25m² (over & above the minimum 1m²)	4	Nr	33.06	132.24	TP Group Quote
	Door Thresholds					
	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	lm m2 lm	9.62 36.07 9.62	0.00 274.13 173.16	Harmonised Rate Harmonised Rate Harmonised Rate
DECORATIONS		Carried to Summary £			1,760.38	
H	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Renew cast iron guttering (ogee or half round 150mm) inclusive all joints, fixings, end caps, spigots, etc. to falls	40	lm	55.94	2,237.73	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	2,237.73	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	FRA					
	Item 7.1.1.1 Remove all plywood construction materials used to form part of the electrical intake enclosure. Plywood wall facing located on the ground floor to the left hand side of the electrical intake. Replace all plywood materials with 30 minute fire resistant boarding.	1	Item		350.00	Provisional Allowance
	Item 7.1.1.2 Firestopping is required within the ground floor electrical intake cupboard, located under the stair. There is a hole within the left hand side wall (next to light fitting) and disused conduit within the hole, all of which are required to be suitably 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					
				Carried to Summary	£ 10,073.99	
J	M&E	QTY	UNIT	RATE	Total	COMMENTS
	INTAKE WORKS					
	Adaptations to the distribution board	1	Item	250.00	250.00	
	Install MEM Glasgow TPN isolator switch when undertaking minor electrical works (NB. This cost will not be added as separate charge to the per dwelling costs/per storey costs above).	1	Nr	1,390.47	1,390.47	
	New tails to EDF head - single core XL-LSF in new trunking 200A rated to Ryefield board as per specification requirements	1	Nr	8,517.50	8,517.50	Framework - Year 14 BMI Uplift 32.63%
	Installation of Surge Protection, Type 1&2	1	Item	2,500.00	2,500.00	
	Supply and fit earth bar enclosure	1	Nr	385.00	385.00	
	Carry Out EICR	1	Nr	780.00	780.00	
	STAIRCASE LIGHTING					
	Rewire landlord lighting system to staircase inclusive sub landings in existing containment inclusive refix/renew missing and defective sections of trunking and new light fittings , inclusive emergency lighting provision - staircase up to 3-6 storeys	1	Staircase	4,780.91	4,780.91	Framework - Year 14 BMI Uplift 32.63%
	Extra over above items for new containment system complete inclusive removal and disposal of any existing containment system - up to 3-6 storeys	1	Staircase	7,682.09	7,682.09	Framework - Year 14 BMI Uplift 32.63%
	Extra over for self-testing L.E.D fittings	6	Light	257.09	1,542.54	
	AMENITY LIGHTING					
	Supply and fit Amenity Lighting	5	Nr	382.35	1,911.75	2 X FRONT, 1 x R/H GABLE, 1 X L/H GABLE
		1	Nr	257.09	257.09	Replacement of 28w2d to F.E.D
	Rewire landlord lighting system to external public access balcony n.e. 10m length inclusive new fittings, general position outside each dwelling door, uniformly set out for landing/block re-using existing containment					
	Ditto above but length 10-20m	2	Balcony	2,390.44	4,780.89	Used extra communal walkway code for installation and wiring of amenity lighting.
	COMMUNAL WALKWAYS					
	Rewire landlord lighting system to external public access balcony n.e. 10m length inclusive new fittings, general position outside each dwelling door, uniformly set out for landing/block re-using existing containment					
	Ditto above but length 10-20m	2	Balcony	2,390.44	4,780.89	Framework - Year 14 BMI Uplift 32.63%
	Extra over for self-testing L.E.D fittings	7	Light	257.09	1,799.63	
	INTAKE LIGHTING					
	Install new lighting system to swithcroom 1 no luminaire with integral emergency lighting provision	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. 30m2 area	1	nr	651.21	651.21	Framework - Year 14 BMI Uplift 32.63%
	Ditto but tank room 31-50 m2					
	Ddt light fitting allowance included within the above					
	Self-testing L.E.D fittings (E. Lighting)	5	nr	372.00	1,860.01	
	SMARTSCAN GATEWAY:MASTER CONTROL; 250 DEVICES	1	nr	1,265.00	1,265.00	
	SMARTSCAN PLATFORM 2 GATEWAY SET -UP, CONFIG OF WEBSERVER	1	nr	460.00	460.00	
	Grout Allowance for Thorlux / smartscan set up / config / attendance	1	nr	1,500.00	1,500.00	
	M&E					
				Carried to Summary £	49,301.62	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	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					
	GENERALLY				0.00	
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	
A B C D E F G H I J	6-18 Heaton Road 6-18 Heaton Road is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	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	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
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	8	Nr	47.16	377.28	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	4	lm	132.16	528.64	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	20	lm	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	50	lm	20.16	1,013.75	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	64	lm	49.94	3,196.16	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	14	lm	49.94	684.89	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			7,600.72	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows		dwelling	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.	2	Item	250.00	500.00	Provisional Allowance
WINDOW REPAIRS		Carried to Summary £			500.00	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	22	m2	3.75	82.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	22	m2	1.96	43.12	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	22	m2	1.82	40.04	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	7	nr	10.44	76.56	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
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 annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		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 mapping Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys 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		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%)
		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 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
	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 General Decorations Fascia soffit Doors Frame Rwp /soil Meter cupboards Windows		m2 m2 m2 m2 lm lm m2 lm lm nr m2	23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 9.62 19.23 36.07	 0.00 0.00 346.14 481.00 192.40 76.92 468.91	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	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	lm	38.58	1,609.42	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary £	3,320.12	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	4,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary £	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	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
	6-18 Heaton Road					
	GENERALLY				0.00	
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	
A B C D E F G H I J	22-32 Heaton Road 22-32 Heaton Road is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	5	Item	33.16	165.79	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	5	Item	66.32	331.58	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	26,384.00	26,384.00	MAC Quote
	Weekly Inspections	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
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	10	Nr	47.16	471.60	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	5	lm	132.16	660.80	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	25	lm	90.00	2,250.00	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	63	lm	20.16	1,276.78	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	83	lm	49.94	4,161.67	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	20	lm	49.94	998.80	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			9,819.65	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows		dwelling	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.	2	Item	250.00	500.00	Provisional Allowance
WINDOW REPAIRS		Carried to Summary £			500.00	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	18]	m2	3.75	67.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	18	m2	1.96	35.28	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	18	m2	1.82	32.76	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	6	nr	10.44	62.64	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	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 annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		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 mapping Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys 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		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%)
		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 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
	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 General Decorations Fascia soffit Doors Frame Rwp /soil Meter cupboards	 16.2 50 20 5	 m2 m2 m2 m2 lm lm m2 lm lm nr	 23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 9.62 19.23	 311.53 481.00 192.40 96.15	 Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	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 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	63 54	lm lm	34.02 38.58	2,154.57 2,089.86	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%

	RAINWATER GOODS					
				Carried to Summary £	4,244.44	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	5	Nr	500.00	2,500.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	4,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary £	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	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					
	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

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	10	Nr	47.16	471.60	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	5	lm	132.16	660.80	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	25	lm	90.00	2,250.00	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	53	lm	20.16	1,058.39	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	62	lm	49.94	3,079.63	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	20	lm	49.94	998.80	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			8,519.22	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows		dwelling	280.00	0.00	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		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.	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
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	15	m2	3.75	56.25	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	15	m2	1.96	29.40	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	15	m2	1.82	27.30	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	5	nr	10.44	52.20	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	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 annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		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 mapping Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys 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							
			m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
			m	8.87	0.00		
			m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)	
		15	m2	15.09	226.35	Harmonised Rate + net BMI uplift (32.63%)	
		35	m	7.55	264.08		
			m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)	
		BRICKWORK CLEANING AND REPAIRS					
		Carry out repairs to defective bricks		20	nr	12.50	250.00
Rake out and repoint defective pointing							
Areas >0.5 sqm		5	m2	35.00	175.00	Historic rate - Carterscroft	
Areas 0-25-0.5 sqm		5	nr	25.00	125.00		
Areas less than 0.25 sqm/joints/perps		10	m	12.00	120.00		
Helical bar across cracking brickwork. Generally to every 3rd course.			lm	80.00	0.00	Historic rate - Carterscroft	
FAÇADE & STRUCTURAL REPAIRS		Carried to Summary £			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		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)	
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)	
	General Decorations						
	Fascia		lm	9.62		Harmonised Rate	
	soffit		lm	9.62		Harmonised Rate	
	Doors	16.2	m2	19.23	311.53	Harmonised Rate	
	Frame	50	lm	9.62	481.00	Harmonised Rate	
	Rwp /soil	20	lm	9.62	192.40	Harmonised Rate	
	Meter cupboards	5	nr	19.23	96.15	Harmonised Rate	
	DECORATIONS		Carried to Summary £			1,081.08	
	G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, 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	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	5	Nr	500.00	2,500.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary £	4,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E					
				Carried to Summary £	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		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					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				25,656.41	
B	ROOF REPAIRS				8,519.22	
C	WINDOW REPAIRS				1,242.08	
D	FAÇADE & STRUCTURAL REPAIRS				1,366.70	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				1,081.08	
G	RAINWATER GOODS				3,522.22	
H	FRA WORKS				4,500.00	
I	M&E				1,575.66	
J	RISK ITEMS				11,250.00	
33-44 Heaton Road		Carried to Section Summary £			58,713.36	

REF	ITEM	TASK ORDER PRICE				COMMENTS
		QTY	UNIT	RATE	TOTAL	
A B C D E F G H I J	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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	12	Item	33.16	397.89	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	12	Item	66.32	795.78	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		30,167.00	MAC Quote
	Weekly Inspections	6.0	Nr	200.00	1,200.00	
	Remove and refix satellite dish - Provisional	6	nr	86.21	517.26	Framework - Year 14 BMI Uplift 32.63%
ACCESS TO WORKS AT HEIGHT		Carried to Summary			£ 33,376.34	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	24	Nr	47.16	1,131.84	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	12	lm	132.16	1,585.92	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	60	lm	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	lm	20.16	2,217.57	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	160	lm	49.94	7,990.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	50	lm	49.94	2,497.00	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary			£ 20,822.73	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	1	dwelling	280.00	280.00	Historic rates
	Renew trickle vent	12	Nr	19.00	228.00	Historic rates
	Renew handle	12	Nr	16.00	192.00	Historic rates
	Renew hinges	12	Nr	31.00	372.00	Historic rates
	Renew restrictor	12	Nr	14.52	174.24	Historic rates
	Renew tilt and turn top hinge	12	Nr	105.00	1,260.00	Historic rates
	Mastic renewal	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.	5	Item	250.00	1,250.00	Provisional Allowance
	WINDOW REPAIRS	Carried to Summary			£ 3,956.24	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	11	m2	3.75	41.25	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	11	m2	1.96	21.56	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	11	m2	1.82	20.02	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	4	nr	10.44	38.28	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)		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)	1	nr	10.03	10.03	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	1	nr	13.26	13.26	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	1	nr	15.83	15.83	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	1	nr	19.07	19.07	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	1	nr	23.72	23.72	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 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. 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)	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)	1	nr	39.46	39.46	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	1	nr	51.56	51.56	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	1	nr	63.99	63.99	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 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		m	8.50	0.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		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 mapping						
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		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	m2	15.09	165.99	Harmonised Rate + net BMI uplift (32.63%)	

	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	22	m m2	7.55 15.09	165.99 0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks	36	nr	12.50	450.00	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	10	m2	35.00	350.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	20	nr	25.00	500.00	
	Areas less than 0.25 sqm/joints/perps	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 £	3,592.03	
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
		1	Nr	1,147.59	1,147.59	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	1	Nr	100.00	100.00	Provisional Allowance
	FRA					
	Provisional allowance for compartmentation works	1	Item		5,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	8	Nr	1,000.00	8,000.00	Provisional Allowance
	Issue 7.4.3.1 Signage	2	Nr	50.00	100.00	Provisional Allowance
	Issue 7.4.4.1 Signage	2	Nr	50.00	100.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	12	Nr	500.00	6,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	22,397.82	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	3	Nr	105.00	315.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	3	Nr	160.00	480.00	
	M&E			Carried to Summary £	1,840.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		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		Carried to Summary			£ 20,500.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	COMMENTS
	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	
A B C D E F G H I J	13-15 Huguenot 13-15 Huguenot Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	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.	2	Item	33.16	66.32	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	2	Item	66.32	132.63	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding. Scaffold to roof only with 1 no. lift of boards including fire rated debris netting, hoist tower and fencing to balconies	1.0	Item	27,986.00	27,986.00	MAC Quote
	Weekly Inspections	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
ng the detectors.	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	2	Nr	750.00	1,500.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	4	Nr	47.16	188.64	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	2	lm	132.16	264.32	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	10	lm	90.00	900.00	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	18	lm	20.16	368.25	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	27	lm	49.94	1,331.73	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	8	lm	49.94	419.50	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			4,972.44	
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.	1	Item	250.00	250.00	Provisional Allowance
WINDOW REPAIRS		Carried to Summary £			250.00	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	11	m2	3.75	41.25	Harmonised Rate + net BMI uplift (32.63%)
Survey						

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

	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats Surfaces exceeding 300mm girth Surfaces not exceeding 300mm 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 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 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.		m2 m m2 m2 m m2 m2 m m2 nr m2 nr m lm	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 0.00 165.99 165.99 0.00 375.00 350.00 500.00 480.00 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
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 General Decorations Fascia soffit Flat entrance doors Frame cupboard door		m2 m2 m2 m2 lm lm m2 lm lm	23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 19.23	 0.00 103.84 144.30 57.69	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate 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	lm	34.02	612.35	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	14	lm	38.58	540.15	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£ 1,152.50	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Supply and fit firehalt fire barrier (30-minute FR) on party wall lines Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over to board out over timber joists to create a safe working platform; 1.2m either side of each fire curtain Extra over for pre-luminaries in association with the above; non-working supervisor & Certification. Provisional allowance for compartmentation works to roof spaces	2	Nr	10,000.00	20,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£ 22,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	105.00	105.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1	Nr	160.00	160.00	

M&E		Carried to Summary £			1,310.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		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	
A B C D E F G H I J	16-18 Huguenot					
	16-18 Huguenot Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.					
	GENERALLY					
	The works in this section comprise the following:-					
	ACCESS TO WORKS AT HEIGHT					
	ROOF REPAIRS					
	WINDOW REPAIRS					
	FAÇADE & STRUCTURAL REPAIRS					
	BALCONIES & WALKWAYS					
	DECORATIONS AND REPAIRS					
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.	2	Item	33.16	66.32	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	2	Item	66.32	132.63	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	27,986.00	27,986.00	MAC Quote
	Weekly Inspections	6.0	Nr	200.00	1,200.00	
A	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
ng the detectors.	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	2	Nr	750.00	1,500.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	4	Nr	47.16	188.64	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	2	lm	132.16	264.32	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	10	lm	90.00	900.00	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	19	lm	20.16	381.20	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	27	lm	49.94	1,343.84	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	8	lm	49.94	408.60	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			4,986.60	
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		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.	1	Item	250.00	250.00	Provisional Allowance
WINDOW REPAIRS		Carried to Summary £			1,272.08	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	11	m2	3.75	41.25	Harmonised Rate + net BMI uplift (32.63%)
	Survey					

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

	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats Surfaces exceeding 300mm girth Surfaces not exceeding 300mm 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 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 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.		m2 m m2 m2 m m2 m2 m m2 nr m2 nr m lm	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 0.00 165.99 165.99 0.00 250.00 210.00 375.00 300.00 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
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 General Decorations Fascia soffit Flat entrance doors Frame cupboard door		m2 m2 m2 m2 lm lm m2 lm lm	23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 19.23	103.84 144.30 57.69	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) 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	lm	34.02	643.28	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	14	lm	38.58	547.16	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS			Carried to Summary	£ 1,190.44	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Supply and fit firehalt fire barrier (30-minute FR) on party wall lines Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over to board out over timber joists to create a safe working platform; 1.2m either side of each fire curtain Extra over for pre-luminaries in association with the above; non-working supervisor & Certification. Provisional allowance for compartmentation works to roof spaces	2	Nr	10,000.00	20,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary	£ 22,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	105.00	105.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1	Nr	160.00	160.00	

M&E		Carried to Summary £			1,310.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		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	
A B C D E F G H I J	19-26 Huguenot Square 19-26 Huguenot Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	8	Item	33.16	265.26	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	8	Item	66.32	530.52	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item		21,681.00	MAC Quote
	Weekly Inspections	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
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	16	Nr	47.16	754.56	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	8	lm	132.16	1,057.28	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	40	lm	90.00	3,600.00	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	76	lm	20.16	1,532.14	Framework - Year 14 BMI Uplift 32.63%
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	108	lm	49.94	5,393.52	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	33	lm	49.94	1,648.02	Historic Rate Tappesfield
	ROOF REPAIRS	Carried to Summary			£ 13,985.52	
	C WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows		dwelling	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.	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 caried out every 3m2	11	nr	10.44	114.84	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	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		m	8.50	0.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		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 mapping						
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		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	m2	15.09	165.99	Harmonised Rate + net BMI uplift (32.63%)	

	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	22	m m2	7.55 15.09	165.99 0.00	Harmonised Rate + net BMI uplift (32.63%)
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks	36	nr	12.50	450.00	Historic rate - Juniper House
	Rake out and repoint defective pointing					
	Areas >0.5 sqm	12	m2	35.00	420.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	25	nr	25.00	625.00	
	Areas less than 0.25 sqm/joints/perps	48	m	12.00	576.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft
	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		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,147.59		Gerda Rates
			Nr	100.00		Provisional Allowance
	FRA					
	Provisional allowance for compartmentation works	1	Item		5,000.00	Provisional Allowance
	Provisional allowance for additional compartmentation works to garages	6	Nr	1,000.00	6,000.00	Provisional Allowance
	Issue 7.4.3.1 Signage	2	Nr	50.00	100.00	Provisional Allowance
	Issue 7.4.4.1 Signage	1	Nr	50.00	50.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	8	Nr	500.00	4,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	15,150.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	3	Nr	105.00	315.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	3	Nr	160.00	480.00	
		M&E			Carried to Summary £	1,840.66
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		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	COMMENTS
	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	
A B C D E F G H I J	12-22 Philip 12-22 Philip Walk is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over two floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	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
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	8	Nr	47.16	377.28	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	4	lm	132.16	528.64	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	20	lm	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	53	lm	20.16	1,061.75	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	53	lm	49.94	2,663.47	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	30	lm	49.94	1,498.20	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			7,929.33	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows		dwelling	280.00	0.00	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		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.	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
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	6	m2	3.75	22.50	Harmonised Rate + net BMI uplift (32.63%)
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	6	m2	1.96	11.76	Harmonised Rate + net BMI uplift (32.63%)
	Carry out full cover meter survey to all areas of concrete	6	m2	1.82	10.92	Harmonised Rate + net BMI uplift (32.63%)
	Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	2	nr	10.44	20.88	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)		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 annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm		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 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%)
			m	8.87	0.00	
			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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys		6	m2	15.09	90.54	Harmonised Rate + net BMI uplift (32.63%)
		33	m	7.55	248.99	
			m2	15.09	0.00	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.		30	nr	12.50	375.00	Historic rate - Juniper House
		10	m2	35.00	350.00	Historic rate - Carterscroft
		15	nr	25.00	375.00	
		25	m	12.00	300.00	
			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		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Walls		m2	23.13		Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Fascia		lm	9.62		Harmonised Rate
	soffit		lm	9.62	0.00	Harmonised Rate
	Flat entrance doors	11	m2	36.07	389.56	Harmonised Rate
	Frame	30	lm	9.62	288.60	Harmonised Rate
	Side screens	6	m2	36.07	216.42	Harmonised Rate
	Porch soffit	9	m2	19.23	173.07	Harmonised Rate
	DECORATIONS		Carried to Summary £			1,067.65
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, 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	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	4,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary £	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		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
	12-22 Philip					
	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	
A B C D E F G H I J	24-30 Philip 24-30 Philip Walk is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over two floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	4	Item	33.16	132.63	Framework - Year 14 BMI Uplift 32.63
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	4	Item	66.32	265.26	Framework - Year 14 BMI Uplift 32.63
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63
	SCAFFOLD					

	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	16,197.00	16,197.00	MAC Quote
	Weekly Inspections	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 £			18,465.73	
B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	8	Nr	47.16	377.28	Provisional Quantities, Framework - Y
	Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm	4	lm	132.16	528.64	Provisional Quantities, Framework - Y
	Replace broken or missing zinc ridge to match; remove debris.	20	lm	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	69	lm	20.16	1,391.02	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	110	lm	49.94	5,493.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	51	lm	49.94	2,546.94	Historic Rate Tappesfield
	ROOF REPAIRS					
		Carried to Summary £			12,137.28	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows		dwelling	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.	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 caried 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

<p>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)</p> <p>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)</p> <p>Hairline Cracks</p> <p>Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar</p> <p>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.</p> <p>Corrosion Inhibitor</p> <p>Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm Surfaces not exceeding 300mm 2/Lin.m</p> <p>Anti Carbonation Protection</p> <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> <p>BRICKWORK CLEANING AND REPAIRS</p> <p>Carry out repairs to defective bricks</p> <p>Rake out and repoint defective pointing</p>		nr	51.56	0.00	Harmonised Rate + net BMI uplift (32
		nr	63.99	0.00	Harmonised Rate + net BMI uplift (32
		nr	82.56	0.00	Harmonised Rate + net BMI uplift (32
		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32
		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32
		nr	64.16	0.00	Harmonised Rate + net BMI uplift (32
		nr	76.10	0.00	Harmonised Rate + net BMI uplift (32
		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32
		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32
		m	8.50	0.00	Historic rate - Juniper House
		m	35.00	0.00	Star rate
		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32
		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32
		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32
		m	4.16	0.00	
		m2	8.32	0.00	Harmonised Rate + net BMI uplift (32
		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32
		m	8.87	0.00	
		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32
	4	m2	15.09	60.36	Harmonised Rate + net BMI uplift (32
	7	m	7.55	52.82	
		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32
30		nr	12.50	375.00	Historic rate - Juniper House

	Areas >0.5 sqm	10	m2	35.00	350.00	Historic rate - Carterscroft		
	Areas 0-25-0.5 sqm	15	nr	25.00	375.00			
	Areas less than 0.25 sqm/joints/perps	25	m	12.00	300.00			
	Helical bar across cracking brickwork. Generally to every 3rd course.		lm	80.00	0.00	Historic rate - Carterscroft		
FAÇADE & STRUCTURAL REPAIRS		Carried to Summary £			1,598.34			
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL			
WALKWAYS & BALCONIES		Carried to Summary £			0.00			
F	DECORATIONS	QTY	UNIT	RATE	TOTAL			
	PREVIOUSLY PAINTED SURFACES					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		
	Prepare and redecorate previously decorated surfaces within communal areas							
	TOR (Preparation and Painting)							
	Ceilings						m2	23.13
	Walls						m2	23.13
	Strip ceiling surfaces						m2	24.37
	Strip wall surfaces						m2	24.37
	General Decorations							
	Fascia						m2	9.62
	soffit						lm	9.62
	Flat entrance doors	7	m2	19.23	138.46			
	Frame	40	lm	9.62	384.80			
	Small rail	40	lm	9.62	384.80			
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	69	lm	34.02	2,347.35	Framework - Year 14 BMI Uplift 32.63		
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	38	lm	38.58	1,466.12	Framework - Year 14 BMI Uplift 32.63		
	RAINWATER GOODS		Carried to Summary £		3,813.47			
H	FRA WORKS	QTY	UNIT	RATE	TOTAL			
	FED's							

	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	FRA WORKS					
				Carried to Summary £	4,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	
	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	
	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	
	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					
	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					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	4	Item	33.16	132.63	Framework - Year 14 BMI Uplift 32.63%
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	4	Item	66.32	265.26	Framework - Year 14 BMI Uplift 32.63%
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32.63%
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.63%
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	Item	17,161.00	17,161.00	MAC Quote
	Weekly Inspections	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 £			19,429.73	

B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	8	Nr	47.16	377.28	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	4	lm	132.16	528.64	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	20	lm	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	lm	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	lm	49.94	4,234.91	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	32	lm	49.94	1,598.08	Historic Rate Tappesfield
ROOF REPAIRS		Carried to Summary £			9,732.37	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	COMMENTS
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	2	dwelling	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	2	Item	200.00	400.00	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.	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 caried out every 3m2	2	nr	10.44	17.40	Harmonised Rate + net BMI uplift (32.63%)

Carry out chloride testing including laboratory analysis and report. Concrete areas generally

2

nr

20.56

41.12

Harmonised Rate + net BMI uplift (32.63%)

Concrete Repairs - Please note all quantities are provisional

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

Not exceeding 0.01m2. (Provisional Quantity)

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 annodes (Margel) (Provisional Quantity)

Surfaces exceeding 300mm girth 2/sqm

m2

26.69

0.00

Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm 2/Lin.m

lm

26.69

0.00

Harmonised Rate + net BMI uplift (32.63%)

Anti Carbonation Protection

Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats

Surfaces exceeding 300mm girth

m2

8.32

0.00

Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm

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 mapping Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys 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		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%)
		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 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.	30 10 15 25	nr m2 nr m lm	12.50 35.00 25.00 12.00 80.00	375.00 350.00 375.00 300.00 0.00	Historic rate - Juniper House Historic rate - Carterscroft Historic rate - Carterscroft
FAÇADE & STRUCTURAL REPAIRS		Carried to Summary £			1,790.43	
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 General Decorations Fascia soffit Flat entrance doors Frame Small rail		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	 138.46 384.80 384.80	Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate + net BMI uplift (28.28%) Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate 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 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	59 34	lm lm	34.02 38.58	2,013.96 1,327.22	Framework - Year 14 BMI Uplift 32.63% Framework - Year 14 BMI Uplift 32.63%

	RAINWATER GOODS					
				Carried to Summary £	3,341.18	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	4,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary £	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		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					
	GENERALLY				0.00	
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	
A B C D E F G H I J	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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	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	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
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	26	Nr	47.16	1,226.16	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	13	lm	132.16	1,718.08	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	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	90	lm	20.16	1,814.38	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	145	lm	49.94	7,241.30	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	54	lm	49.94	2,696.76	Historic Rate Tappesfield
	CLADDING					
	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		Carried to Summary £			21,796.68	
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		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
	COMMUNAL WINDOW REPAIRS					
	Provisional allowance to overhaul communal windows	20	Nr	75.00	1,500.00	
WINDOW REPAIRS		Carried to Summary £			1,780.00	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL DOORSET RENEWAL					
	Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame.	1	Item			Silk & Mackman Quote
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 caried out every 3m2	51	nr	10.44	528.96	Harmonised Rate + net BMI uplift (32.63%)
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
	Concrete Repairs - Please note all quantities are provisional					
	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

	<p>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.</p> <p>Corrosion Inhibitor</p> <p>Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)</p> <p>Surfaces exceeding 300mm girth 2/sqm</p> <p>Surfaces not exceeding 300mm 2/Lin.m</p> <p>Anti Carbonation Protection</p> <p>Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats</p> <p>Surfaces exceeding 300mm girth</p> <p>Surfaces not exceeding 300mm</p> <p>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</p> <p>Surfaces exceeding 300mm girth</p> <p>Surfaces not exceeding 300mm</p> <p>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</p> <p>Surfaces exceeding 300mm girth</p> <p>Surfaces not exceeding 300mm</p> <p>Ditto, to rendered tank rooms & chimneys</p>		m	35.00	0.00	Star rate
			m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
			lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m	4.16	0.00	
			m2	8.32	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
			m	8.87	0.00	
			m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
		152	m2	15.09	2,293.68	Harmonised Rate + net BMI uplift (32.63%)
		46	m	7.55	347.07	
			m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
	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		Carried to Summary £			21,262.55	
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	COMMENTS
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	150	m2	23.13	3,469.50	Harmonised Rate + net BMI uplift (28.28%)
	Walls	503	m2	23.13	11,634.39	Harmonised Rate + net BMI uplift (28.28%)
	Strip ceiling surfaces	150	m2	24.37	3,655.50	Harmonised Rate + net BMI uplift (28.28%)
	Strip wall surfaces	503	m2	24.37	12,258.11	Harmonised Rate + net BMI uplift (28.28%)
	General Decorations					
	Doors	16	m2	19.23	311.53	Harmonised Rate
	Cupboards	7	m2	19.23	138.46	Harmonised Rate
	Windows		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 RWP's 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					
	Renew timber communal loft hatches with fire rated hatches	1	Nr	1,500.00	1,500.00	Provisional Allowance
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		10,865.29	Phoenix Green Quote
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	6	Nr	500.00	3,000.00	Provisional Allowance
	FRA WORKS			Carried to Summary £	17,365.29	
J	M&E	QTY	UNIT	RATE	TOTAL	COMMENTS
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E			Carried to Summary £	1,575.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Additional asbestos removal	1	Item		10,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		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
	17-41 Scylla					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				52,684.98	
B	ROOF REPAIRS				21,796.68	
C	WINDOW REPAIRS				1,780.00	

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	
A B C D E F G H I J	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:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	A ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	COMMENTS
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	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
ng the detectors.	MAIN ROOF COVERINGS - PITCHED					
	Patches over 0.5 but not exceeding 1m2.	26	Nr	47.16	1,226.16	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	13	lm	132.16	1,718.08	Provisional Quantities, Framework - Year 14 BMI Uplift 32.63%
	Replace broken or missing zinc ridge to match; remove debris.	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		Carried to Summary £			20,848.74	
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	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		Item	200.00	0.00	Provisional Allowance
	Glazing replacement		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		Carried to Summary £			3,264.16	
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 annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					

	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats Surfaces exceeding 300mm girth Surfaces not exceeding 300mm 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 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	152 46	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%)
	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%)
	Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	152 46	m2 m m2	15.09 7.55 15.09	2,293.68 347.07 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	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	
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	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					
	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	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWP's bends, leaf guards and the like	94	lm	34.02	3,197.84	Framework - Year 14 BMI Uplift 32.63%
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	91	lm	38.58	3,510.97	Framework - Year 14 BMI Uplift 32.63%
	RAINWATER GOODS		Carried to Summary £		6,708.81	
H	FRA WORKS	QTY	UNIT	RATE	TOTAL	COMMENTS
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Renew timber communal loft hatches with fire rated hatches (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	TOTAL	COMMENTS
	COMMUNAL TESTING					

	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63%
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E	Carried to Summary			£ 1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	COMMENTS
	Asbestos removal	1	Item		10,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		7,500.00	
	Provisional allowance for unforeseen works arising	1	Item		7,500.00	
	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					
	GENERALLY				0.00	
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	

BLOCK	Nr		PROPERTY TYPE	BEDROOMS	
1-10 Vivian Square	1		FLAT	2	9
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	3
11-13 Vivian Square	12		FLAT	4	
11-13 Vivian Square	13		FLAT	4	
14-29 Vivian Square	14		FLAT	2	12
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	48			
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				

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			

6.8

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

1-203 Wivenhoe	107	FLAT	1			
1-203 Wivenhoe	109	FLAT	1			
1-203 Wivenhoe	111	FLAT	1	1	1	
1-203 Wivenhoe	113	FLAT	0	1	1	
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			
1-203 Wivenhoe	137	FLAT	1			
1-203 Wivenhoe	139	FLAT	1			
1-203 Wivenhoe	141	FLAT	1			
1-203 Wivenhoe	143	FLAT	1			
1-203 Wivenhoe	145	FLAT	1			
1-203 Wivenhoe	147	FLAT	1			
1-203 Wivenhoe	149	FLAT	1			
1-203 Wivenhoe	151	FLAT	1			
1-203 Wivenhoe	153	FLAT	1	1	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	
1-203 Wivenhoe	169	FLAT	1			
1-203 Wivenhoe	171	FLAT	1	1	1	
1-203 Wivenhoe	173	FLAT	1	1	1	
1-203 Wivenhoe	175	FLAT	1			
1-203 Wivenhoe	177	FLAT	1	1	1	
1-203 Wivenhoe	179	FLAT	1			
1-203 Wivenhoe	181	FLAT	1			
1-203 Wivenhoe	183	FLAT	1			

1-203 Wivenhoe	185		FLAT	1	99	1	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				
2-52 Wivenhoe	2		FLAT	2	16			6.8
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				
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		1		
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	9			
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		1	1	
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				
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	13			
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	2			
28-29 Galatea Square	29		FLAT	4				
30-68 Galatea	30		FLAT	1	6.8			
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				
30-68 Galatea	40		FLAT	1				
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				

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			
30-68 Galatea	52		FLAT	1			
30-68 Galatea	53		FLAT	1			
30-68 Galatea	54		FLAT	1			
30-68 Galatea	55		FLAT	1			
30-68 Galatea	56		FLAT	1			
30-68 Galatea	57		FLAT	1			
30-68 Galatea	58		FLAT	1			
30-68 Galatea	59		FLAT	1			
30-68 Galatea	60		FLAT	1			
30-68 Galatea	61		FLAT	1			
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	1	1	
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				

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	8
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	

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