

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

**London Borough of Southwark
Main Summary**

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

17238251.13

Notes

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

**Less Previous:-
Net:-**

London Borough of Southwark

Main Summary

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

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

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

| ELEMENTAL BREAKDOWN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------|---|--------------------|---------------------|---------------------|--------------------|---------------------|---------------------|---------------------|-----------------------|----------------------|--------------------|---------------------|----------------------|-----------------------|------------------------|---------------------|----------------------|----------------------|---------------|-------------------|------------------|-------------------|-------------------|----------------------|-----------------------|-----------------------|-----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------|------------|
| EXTERNAL & COMMUNAL WORKS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ref | External and Communal Works | 1-10 Vivian Square | 11-13 Vivian Square | 14-29 Vivian Square | 1-15 Manaton Close | 2-116 Manaton Close | 17-51 Manaton Close | 67-89 Manaton Close | 118-122 Manaton Close | 1-203 Wivenhoe Close | 1-203 Wivenhoe SHU | 2-52 Wivenhoe Close | 54-82 Wivenhoe Close | 84-100 Wivenhoe Close | 102-128 Wivenhoe Close | 1-10 Galatea Square | 11-25 Galatea Square | 28-29 Galatea Square | 30-68 Galatea | 31-45 Philip Walk | 6-18 Heaton Road | 22-32 Heaton Road | 34-44 Heaton Road | 1-12 Huguenot Square | 13-15 Huguenot Square | 16-18 Huguenot Square | 19-26 Huguenot Square | 12-22 Philip Walk | 24-30 Philip Walk | 32-40 Philip Walk | 17-41 Scylla Road | 43-67 Scylla Road | Total | |
| 1.00 | PRELIMINARY COSTS | 19,886.08 | 7,541.02 | 26,695.29 | 26,217.04 | 130,914.53 | 27,088.10 | 24,649.32 | - | 192,095.37 | 13,219.75 | 46,264.47 | 37,737.65 | 29,893.97 | 24,292.50 | 15,940.39 | 50,254.37 | 4,621.56 | 81,193.65 | 24,896.35 | 10,291.90 | 10,407.07 | 9,633.15 | 19,877.87 | 10,109.05 | 10,259.90 | 15,352.96 | 8,930.73 | 8,748.12 | 8,619.53 | 40,972.74 | 33,303.47 | 969,907.89 | |
| 1.01 | PRE-CONSTRUCTION FEES | 3,419.39 | 1,296.67 | 4,590.23 | 4,507.99 | 22,510.62 | 4,657.77 | 4,338.43 | - | 33,030.61 | 2,273.12 | 7,955.13 | 6,488.95 | 5,140.24 | 4,177.07 | 2,740.93 | 8,641.19 | 794.67 | 13,961.17 | 4,280.90 | 1,769.68 | 1,789.49 | 1,656.41 | 3,417.98 | 1,738.24 | 1,764.18 | 2,639.93 | 1,535.63 | 1,504.23 | 1,482.12 | 7,045.23 | 5,735.50 | 166,774.70 | |
| 1.02 | EMERGENCY WORKS | | | | | | | | | 996,808.62 | | | | | | | | | | | | | | | | | | | | | | | | 996,808.62 |
| 2.00 | EXTERNAL WORKS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.01 | GENERALLY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.02 | ACCESS TO WORKS AT HEIGHT | 48,424.19 | 24,799.35 | 66,028.65 | 35,394.04 | 130,067.90 | 35,195.65 | 36,587.80 | - | 274,303.30 | - | 97,205.43 | 42,678.08 | 88,740.61 | 51,565.50 | 31,266.19 | 47,046.97 | 16,377.78 | 88,015.83 | 40,336.04 | 34,012.73 | 29,838.41 | 26,456.41 | 34,576.34 | 31,055.78 | 32,255.78 | 26,320.04 | 23,430.73 | 19,065.73 | 20,029.73 | 77,597.03 | 68,223.03 | 1,576,895.02 | |
| 2.03 | ROOF REPAIRS | 40,552.37 | 8,276.65 | 55,284.83 | 11,371.16 | 142,360.07 | 42,335.54 | 63,454.28 | - | 264,262.74 | - | 95,271.55 | 29,920.53 | 53,603.43 | 38,345.77 | 27,884.33 | 21,914.60 | 7,415.48 | 59,200.58 | 10,798.63 | 12,079.10 | 15,419.37 | 14,079.23 | 34,108.12 | 5,686.43 | 5,702.94 | 22,852.22 | 12,416.44 | 16,684.25 | 14,243.42 | 48,922.44 | 43,494.50 | 1,217,940.50 | |
| 2.04 | WINDOW REPAIRS | 11,465.20 | 3,439.56 | 18,344.32 | 7,606.16 | 66,498.16 | 18,344.32 | 26,369.96 | - | 100,102.92 | 26,037.12 | 29,809.52 | 18,322.80 | 10,318.68 | 16,051.28 | 11,465.20 | 24,473.52 | 2,291.04 | 46,555.38 | 7,172.16 | 4,586.08 | 5,732.60 | 5,732.60 | 13,758.24 | 2,293.04 | 2,293.04 | 9,172.16 | 4,586.08 | 4,586.08 | 4,586.08 | 13,154.76 | 13,154.76 | 528,304.82 | |
| 2.05 | COMMUNAL DOOR ENTRY SYSTEMS (PROVISIONAL) | | | | 13,303.64 | 87,907.53 | - | - | - | 96,780.96 | - | - | - | - | - | - | 51,054.87 | - | 116,503.91 | 13,539.57 | - | - | - | - | - | - | - | - | - | - | - | 43,990.51 | - | 423,080.99 |
| 2.06 | FAÇADE & STRUCTURAL REPAIRS | 7,187.32 | 7,654.54 | 11,968.15 | 40,887.71 | 55,206.21 | 29,016.29 | 18,687.37 | - | 92,211.95 | - | 28,479.00 | 29,393.26 | 14,628.07 | 23,954.00 | 9,609.26 | 18,764.01 | 4,228.90 | 20,383.12 | 38,178.97 | 9,447.19 | 9,152.45 | 8,160.95 | 6,321.33 | 5,261.39 | 5,261.39 | 8,614.75 | 7,825.36 | 7,115.09 | 7,994.90 | 28,212.99 | 28,212.99 | 582,018.88 | |
| 2.07 | WALKWAYS & BALCONIES | 10,786.65 | - | 20,076.44 | 12,423.22 | 146,200.33 | 16,723.32 | - | - | 211,450.78 | 29,965.44 | 32,006.30 | 42,182.30 | 20,431.95 | 15,100.75 | 10,786.25 | 70,199.97 | - | 120,767.32 | 12,385.35 | - | - | - | - | 12,943.98 | - | - | 8,629.32 | - | - | 39,275.68 | 39,275.68 | 871,611.04 | |
| 2.08 | DECORATIONS | 5,559.38 | 305.83 | 5,438.65 | 9,468.51 | 97,605.84 | 45,136.17 | 6,391.32 | - | 251,942.28 | 13,931.30 | 21,977.52 | 35,824.28 | 21,977.52 | 4,578.29 | 5,559.38 | 43,744.51 | 264.51 | 109,317.70 | 8,011.00 | 1,565.37 | 1,081.08 | 1,081.08 | 8,732.51 | 305.83 | 305.83 | 8,732.51 | 1,067.65 | 908.06 | 908.06 | 35,824.28 | 35,824.28 | 783,370.52 | |
| 2.09 | RAINWATER GOODS | 4,745.40 | 1,423.62 | 5,178.64 | 2,237.73 | 21,873.03 | 3,934.46 | 10,914.42 | - | 30,158.75 | - | 11,681.43 | 7,443.95 | 6,075.33 | 6,997.28 | 4,412.14 | 5,263.82 | 2,041.97 | 12,287.04 | 2,237.73 | 3,310.12 | 4,344.44 | 3,522.22 | 5,622.96 | 1,152.50 | 1,190.44 | 3,861.75 | 4,364.96 | 3,813.47 | 3,341.18 | 7,305.79 | 6,708.81 | 186,755.39 | |
| 2.10 | FRA WORKS | 20,074.15 | 5,500.00 | 23,100.00 | 61,250.00 | 243,050.00 | 18,000.00 | 18,500.00 | - | 188,557.97 | 30,000.00 | 41,193.46 | 76,215.94 | 16,243.46 | 29,180.00 | 30,000.00 | 108,871.47 | 1,500.00 | 70,060.23 | 10,073.99 | 4,000.00 | 4,500.00 | 4,500.00 | 22,397.82 | 22,000.00 | 22,000.00 | 15,150.00 | 4,000.00 | 4,000.00 | 4,000.00 | 17,365.29 | 15,477.97 | 1,120,761.75 | |
| 2.11 | M&E | 1,575.66 | 1,310.66 | 1,575.66 | 1,575.66 | 2,900.66 | 1,575.66 | 1,575.66 | - | 7,670.66 | - | 2,105.66 | 1,840.66 | 1,575.66 | 1,840.66 | 1,575.66 | 1,310.66 | - | 2,105.66 | 49,301.62 | 1,575.66 | 1,575.66 | 1,575.66 | 1,840.66 | 1,310.66 | 1,310.66 | 1,840.66 | 1,575.66 | 1,575.66 | 1,575.66 | 1,575.66 | 1,575.66 | 1,575.66 | 101,900.10 |
| 2.12 | RISK ITEMS | 15,000.00 | 10,000.00 | 15,000.00 | 22,500.00 | 95,000.00 | 15,000.00 | 22,500.00 | - | 80,000.00 | 10,000.00 | 25,000.00 | 30,000.00 | 15,000.00 | 15,000.00 | 10,000.00 | 25,000.00 | 3,000.00 | 30,000.00 | 15,000.00 | 15,000.00 | 15,000.00 | 15,000.00 | 25,000.00 | 15,000.00 | 15,000.00 | 15,000.00 | 22,500.00 | 15,000.00 | 15,000.00 | 15,000.00 | 27,500.00 | 25,000.00 | 673,000.00 |
| 3.00 | EXTERNAL WORKS SUB-TOTAL | 165,370.32 | 62,710.21 | 221,994.84 | 218,017.83 | 1,088,668.74 | 225,261.42 | 204,980.81 | - | 1,597,442.30 | 109,933.86 | 384,729.87 | 313,821.79 | 248,594.71 | 202,013.53 | 132,558.40 | 417,909.40 | 38,432.35 | 675,196.77 | 207,835.06 | 85,586.25 | 86,544.00 | 80,108.14 | 165,301.97 | 84,065.63 | 85,320.09 | 127,673.41 | 74,266.86 | 72,748.33 | 71,679.02 | 340,724.43 | 276,947.67 | 8,065,639.00 | |
| 4.00 | INTERNAL WORKS TENANTED | 199,331.59 | 47,700.39 | 248,896.90 | 134,778.83 | 616,533.87 | 218,515.29 | 142,376.55 | - | 819,343.96 | 430,764.11 | 293,989.16 | 142,114.92 | 158,834.13 | 192,126.37 | 136,126.37 | 189,587.50 | 40,671.52 | 506,964.52 | 69,214.55 | 66,422.47 | 58,632.69 | 64,612.33 | 176,357.89 | 40,671.52 | 80,671.52 | 78,221.81 | 71,878.45 | 71,878.45 | 32,914.06 | 109,561.63 | 139,679.60 | 5,579,362.95 | |
| 4.01 | INTERNAL WORKS LEASEHOLDER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.00 | SUB-TOTAL | 388,007.38 | 119,248.29 | 502,177.25 | 383,521.70 | 1,858,628.77 | 475,522.58 | 376,245.11 | - | 3,638,720.85 | 556,190.84 | 732,938.63 | 500,163.31 | 442,453.05 | 422,609.46 | 287,366.10 | 666,392.46 | 84,520.10 | 1,277,316.11 | 305,426.86 | 164,070.30 | 157,373.25 | 156,010.04 | 364,955.70 | 136,584.44 | 178,015.69 | 223,888.11 | 156,611.67 | 154,879.12 | 114,694.73 | 498,304.01 | 455,657.23 | 15,778,493.15 | |
| 6.00 | Central Office Overhead @ 1% | 3,880.07 | 1,192.48 | 5,021.77 | 3,835.22 | 18,586.29 | 4,755.23 | 3,762.45 | - | 36,387.21 | 5,561.91 | 7,329.39 | 5,001.63 | 4,424.53 | 4,226.09 | 2,873.66 | 6,663.92 | 845.20 | 12,773.16 | 3,054.27 | 1,640.70 | 1,573.73 | 1,560.10 | 3,649.56 | 1,365.84 | 1,780.16 | 2,238.88 | 1,566.12 | 1,548.79 | 1,146.95 | 4,983.04 | 4,556.57 | 157,784.93 | |
| 7.00 | Profit @ 5% | 19,400.37 | 5,962.41 | 25,108.86 | 19,176.09 | 92,931.44 | 23,776.13 | 18,812.26 | - | 181,936.04 | 27,809.54 | 36,646.93 | 25,008.17 | 22,122.65 | 21,130.47 | 14,368.31 | 33,319.62 | 4,226.01 | 63,865.81 | 15,271.34 | 8,203.52 | 7,868.66 | 7,800.50 | 18,247.78 | 6,829.22 | 8,900.78 | 11,194.41 | 7,830.58 | 7,743.96 | 5,734.74 | 24,915.20 | 22,782.86 | 788,924.66 | |
| 8.00 | Design Fees | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | - | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! |
| 9.00 | Total (excl vat) | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | - | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! | #REF! |
| | | 2.05% | 0.78% | 2.75% | 2.70% | 13.50% | 2.79% | 2.54% | 0.00% | 19.81% | 1.36% | 4.77% | 3.89% | 3.08% | 2.50% | 1.64% | 5.18% | 0.48% | 8.37% | 2.57% | 1.06% | 1.07% | 0.99% | 2.05% | 1.04% | 1.06% | 1.58% | 0.92% | 0.90% | 0.89% | 4.22% | 3.43% | 100.00% | |

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

London Borough of Southwark
Bill Nr 1 - Prelims

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

London Borough of Southwark

Bill Nr 1 - Prelims

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

London Borough of Southwark

Bill Nr 1 - Prelims

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

| | | | | | | |
|---------------------------------|--|---------------------------|-------------|-------------|--------------------|---|
| | Remove existing vinyl & dispose in skip on site | 126 | m2 | 30.6 | 3,855.60 | TP Group Quote |
| | Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis | 126 | m2 | 30.6 | 3,855.60 | TP Group Quote |
| | supply and fix stair nosings | 64 | lm | 47.4 | 3,033.60 | TP Group Quote |
| | to prepare & coat upstands, skirtings & stringers | 192 | lm | 19.1 | 3,667.20 | TP Group Quote |
| | supply and lay new decorative resin floor coating to landings/half landings | 99 | m2 | 123.44 | 12,220.56 | TP Group Quote |
| | supply and lay new decorative resin floor coating to treads & risers | 27 | m2 | 123.44 | 3,332.88 | TP Group Quote |
| WALKWAYS & BALCONIES | | Carried to Summary | | | £ 29,965.44 | |
| F | DECORATIONS | QTY | UNIT | RATE | TOTAL | COMMENTS |
| | PREVIOUSLY PAINTED SURFACES | | | | | |
| | Prepare and redecorate previously decorated surfaces within communal areas | | | | | |
| | TOR (Preparation and Painting) | | | | | |
| | Ceilings | 50 | m2 | 23.13 | 1,156.50 | Harmonised Rate + net BMI uplift (28.28%) |
| | Walls | 220 | m2 | 23.13 | 5,088.60 | Harmonised Rate + net BMI uplift (28.28%) |
| | Strip ceiling surfaces | 50 | m2 | 24.37 | 1,218.50 | Harmonised Rate + net BMI uplift (28.28%) |
| | Strip wall surfaces | 220 | m2 | 24.37 | 5,361.40 | Harmonised Rate + net BMI uplift (28.28%) |
| | General Decorations | | | | | |
| | Skirtings | 115 | m | 9.62 | 1,106.30 | Harmonised Rate |
| DECORATIONS | | Carried to Summary | | | £ 13,931.30 | |
| G | RAINWATER GOODS | QTY | UNIT | RATE | TOTAL | |
| | | | | | | |
| | RAINWATER GOODS | | | | | |
| | | Carried to Summary | | | £ 0.00 | |
| H | FRA WORKS | QTY | UNIT | RATE | TOTAL | COMMENTS |
| | FED's | | | | | |
| | Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. | | Nr | 1,950.23 | | Gerda Rates |
| | Provisional Allowance for Gerda variations; firestopping, sidepackers etc., | | Nr | 100.00 | | |
| | FRA | | | | | |
| | Provisional allowance for compartmentation works to communal areas | 1 | Item | | 30,000.00 | Provisional Allowance |
| FRA WORKS | | Carried to Summary | | | £ 30,000.00 | |
| I | RISK ITEMS | QTY | UNIT | RATE | TOTAL | COMMENTS |
| | Additional asbestos removal | 1 | Item | | 5,000.00 | |
| | Additional works identified on site following further investigation, surveys and access to works at height | 1 | Item | | 5,000.00 | |
| RISK ITEMS | | Carried to Summary | | | £ 10,000.00 | |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Survey

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

Concrete Repairs - Please note all quantities are provisional

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

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

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

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

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

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

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

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

Hairline Cracks

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

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

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

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

Corrosion Inhibitor

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

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

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

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

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

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

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

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

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

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

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

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

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

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

| | | | | | | |
|---|--|--------------------|-------------|-------------|--------------|---|
| | Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame. | 1 | Item | | | |
| COMMUNAL DOORS (PROVISIONAL ALLOWANCE) | | Carried to Summary | | | £ | 0.00 |
| E | FAÇADE & STRUCTURAL REPAIRS | QTY | UNIT | RATE | TOTAL | COMMENTS |
| | CONCRETE REPAIRS | | | | | |
| | Surface Preparation | | | | | |
| | Jet washing existing concrete | 20 | m2 | 3.75 | 75.00 | Harmonised Rate + net BMI uplift (32.63%) |
| | Survey | | | | | |
| | Carry out visual survey & hammer test to all areas of concrete | 20 | m2 | 1.96 | 39.20 | Harmonised Rate + net BMI uplift (32.63%) |
| | Carry out full cover meter survey to all areas of concrete | 20 | m2 | 1.82 | 36.40 | Harmonised Rate + net BMI uplift (32.63%) |
| | Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is carried out every 3m2 | 7 | nr | 10.44 | 69.60 | Harmonised Rate + net BMI uplift (32.63%) |
| | Carry out chloride testing including laboratory analysis and report. Concrete areas generally | 1 | nr | 20.56 | 20.56 | Harmonised Rate + net BMI uplift (32.63%) |
| | Concrete Repairs - Please note all quantities are provisional | | | | | |
| | Cut out and repair concrete in patches to small areas, depth not exceeding 40mm | | | | | |
| | Not exceeding 0.01m2. (Provisional Quantity) | 5 | nr | 8.12 | 40.60 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) | 5 | nr | 8.70 | 43.50 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) | 5 | nr | 10.94 | 54.70 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) | 5 | nr | 14.84 | 74.20 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) | 5 | nr | 23.21 | 116.05 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) | 5 | nr | 39.79 | 198.95 | Harmonised Rate + net BMI uplift (32.63%) |
| | Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm. | | | | | |
| | Not exceeding 0.01m2. (Provisional Quantity) | 5 | nr | 10.03 | 50.15 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) | 5 | nr | 13.26 | 66.30 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) | 5 | nr | 15.83 | 79.15 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) | 5 | nr | 19.07 | 95.35 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) | 5 | nr | 23.72 | 118.60 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) | 5 | nr | 39.79 | 198.95 | Harmonised Rate + net BMI uplift (32.63%) |
| | Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm. | | | | | |
| | Not exceeding 0.01m2. (Provisional Quantity) | 5 | nr | 14.26 | 71.30 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) | 5 | nr | 26.03 | 130.15 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) | 5 | nr | 39.46 | 197.30 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) | 5 | nr | 51.56 | 257.80 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) | 5 | nr | 63.99 | 319.95 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity) | 5 | nr | 82.56 | 412.80 | Harmonised Rate + net BMI uplift (32.63%) |
| | Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm. | | | | | |
| | Not exceeding 0.01m2. (Provisional Quantity) | 5 | nr | 20.64 | 103.20 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) | 5 | nr | 40.78 | 203.90 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) | 5 | nr | 64.16 | 320.80 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) | 5 | nr | 76.10 | 380.50 | Harmonised Rate + net BMI uplift (32.63%) |
| | Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) | 5 | nr | 93.50 | 467.50 | Harmonised Rate + net BMI uplift (32.63%) |

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

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

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

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

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

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

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

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

| | | | | | | |
|---------------------------------------|--|-----------------------------|-------------|-------------|------------------|---|
| | supply and lay new decorative resin floor coating to landings/half landings | 171 | m2 | 123.44 | 21,108.24 | TP Group Quote |
| | supply and lay new decorative resin floor coating to treads & risers | 13 | m2 | 123.44 | 1,604.72 | TP Group Quote |
| PRIVATE BALCONIES | | | | | | |
| | Remove existing asbestos promenade tiles and dispose of in skip | 24 | m2 | 84.00 | 2,016.00 | Phoenix Green Quote |
| | Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles | 4.8 | m2 | 33.84 | 162.43 | TP Group Quote |
| | Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies | 14 | nr | 1511.17 | 21,156.38 | TP Group Quote |
| | Provisional allowance for asphalt repairs | 14 | Item | 500.00 | 7,000.00 | Provisional allowance |
| WALKWAYS & BALCONIES | | Carried to Summary £ | | | 70,199.97 | |
| G | DECORATIONS | QTY | UNIT | RATE | TOTAL | COMMENTS |
| PREVIOUSLY PAINTED SURFACES | | | | | | |
| | Prepare and redecorate previously decorated surfaces within communal areas | | | | | |
| TOR (Preparation and Painting) | | | | | | |
| | Ceilings | 181 | m2 | 23.13 | 4,186.53 | Harmonised Rate + net BMI uplift (28.28%) |
| | Walls | 530 | m2 | 23.13 | 12,258.90 | Harmonised Rate + net BMI uplift (28.28%) |
| | Strip ceiling surfaces | 181 | m2 | 24.37 | 4,410.97 | Harmonised Rate + net BMI uplift (28.28%) |
| | Strip wall surfaces | 530 | m2 | 24.37 | 12,916.10 | Harmonised Rate + net BMI uplift (28.28%) |
| General Decorations | | | | | | |
| | Balustrade | 26 | m2 | 19.23 | 499.98 | Harmonised Rate |
| | Doors | 21 | m2 | 19.23 | 403.83 | Harmonised Rate |
| | Cupboards | 29 | m2 | 19.23 | 553.82 | Harmonised Rate |
| | Windows | 4 | m | 36.07 | 158.71 | Harmonised Rate |
| | Frame/cills | 110 | m | 9.62 | 1,058.20 | Harmonised Rate |
| | Entrance door and screen | 11 | m2 | 36.07 | 378.74 | Harmonised Rate |
| | meter cupboards | 18 | no | 19.23 | 346.14 | Harmonised Rate |
| | Skirtings | 230 | m | 9.62 | 2,212.60 | Harmonised Rate |
| | Cladding | 8 | m2 | 19.23 | 153.84 | Harmonised Rate |
| | Fascia | | m | 9.62 | | Harmonised Rate |
| | soffit | | m | 9.62 | | Harmonised Rate |
| | Frame to Pb balustrade | 192 | m | 9.62 | 1,847.04 | Harmonised Rate |
| | Brackets | 24 | m | 9.62 | 230.88 | Harmonised Rate |
| | Lourve doors | 4 | m2 | 36.07 | 144.28 | Harmonised Rate |
| | Garage doors | 36 | m2 | 19.23 | 692.28 | Harmonised Rate |
| | Frames | 54 | m | 9.62 | 519.48 | Harmonised Rate |
| | Over panel | 13 | m2 | 19.23 | 242.30 | Harmonised Rate |
| | Doors | 4 | m2 | 19.23 | 73.07 | Harmonised Rate |
| | Frame | 10 | m | 9.62 | 96.20 | Harmonised Rate |
| | Windows | 4 | m | 36.07 | 158.71 | Harmonised Rate |
| | Entrance door and screen | 11 | m2 | 19.23 | 201.92 | Harmonised Rate |
| DECORATIONS | | Carried to Summary £ | | | 43,744.51 | |
| H | RAINWATER GOODS | QTY | UNIT | RATE | TOTAL | |
| | Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like | 64 | lm | 34.02 | 2,177.25 | Framework - Year 14 BMI Uplift 32.63% |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

| | | | | | | |
|----------|---|------------|-------------|---------------------------|--------------------|---------------------------------------|
| | Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area | 225 | lm | 38.58 | 8,680.97 | Framework - Year 14 BMI Uplift 32.63% |
| | RAINWATER GOODS | | | | | |
| | | | | Carried to Summary | £ 12,287.04 | |
| I | FRA WORKS | QTY | UNIT | RATE | TOTAL | COMMENTS |
| | FED's | | | | | |
| | Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. | 1 | Nr | 1,950.23 | 1,950.23 | Gerda Rates |
| | Provisional Allowance for Gerda variations; firestopping, sidepackers etc., | 1 | Nr | 100.00 | 100.00 | Provisional Allowance |
| | FRA | | | | | |
| | Provisional allowance for compartmentation works | 1 | Item | | 25,000.00 | Provisional Allowance |
| | Issue 7.1.1.1 The end of corridor door to the left hand side of flat 30 has side panels installed and at the top of the panels is the area where the pipework enters the building. There are large gaps between the pipework and the side panel which is required to be firestopped. Firestopping is also required within the following areas: the right hand side riser cupboards, located within the area, off the corridors leading to the refuse rooms on all 3 floors, firestopping required at the top of the right hand wall, in the area where wires leave the cupboard (x6 areas). Riser cupboard to the left hand side of flat 54, firestop hole made for waste pipe at top of rear wall to the left hand side. Risers next to flats 47 (RHS) and 48 (LHS), firestop the rear wall area where it meets with ceiling. All second floor riser areas, ceiling to be made good. Due to the extensive firestopping issues, a firestopping survey should be carried out for the building and any additional firestopping issues identified should be addressed. | 7 | Nr | 80.00 | 560.00 | Provisional Allowance |
| | Issue 7.1.1.2 Upgrade the ceiling hatches within the communal areas of the building which are of plywood material and will not provide the 60 minute separation required. All ceiling hatches within the communal areas should be upgraded to provide 60 minutes fire resistance (x5 in total). As an interim measure the current ceiling hatch in the corridor housing flats61-62 and 63-66 are required to be secured (x2). | 7 | Nr | 600.00 | 4,200.00 | Provisional Allowance |
| | Issue 7.1.3.1 Replace all ducting installed between the bathroom extract units and the fixed metal flues installed within the communal heating cupboards and all those which connect internally of the building to a fixed metal flue. Connecting ducting is required to be fire resistant. | 1 | Item | | 2,000.00 | Provisional Allowance |
| | Issue 7.2.4.1 Replace the electrical meter housings with housing which will provide 30 minutes fire resistance, x39 in total. | 39 | Nr | 350.00 | 13,650.00 | Provisional Allowance |
| | Issue 7.2.6.1 Secure the electrical cables and any other cables located next to the heating pipework within the ground floor corridor housing flats 30-32, with fire resistant (metal) fastenings. | 1 | Item | | 100.00 | Provisional Allowance |
| | Issue 7.4.1.1 Signage | 36 | Nr | 50.00 | 1,800.00 | Provisional Allowance |

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

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

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

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

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

| | | | | | | |
|----------|---|------------|-------------|----------------------|--------------|---|
| | Surfaces not exceeding 300mm | 266 | m | 4.16 | 1,106.56 | |
| | Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping | | | | | |
| | Surfaces exceeding 300mm girth | 146 | m2 | 17.74 | 2,590.04 | Harmonised Rate + net BMI uplift (32.63%) |
| | Surfaces not exceeding 300mm | 266 | m | 8.87 | 2,359.42 | |
| | Application of anticarbonation decorative coatings using two coats smoothelastomeric / methacrylic coating to all exposed concrete surfaces | | | | | |
| | Surfaces exceeding 300mm girth | 146 | m2 | 15.09 | 2,203.14 | Harmonised Rate + net BMI uplift (32.63%) |
| | Surfaces not exceeding 300mm | 266 | m | 7.55 | 2,006.97 | |
| | BRICKWORK CLEANING AND REPAIRS | | | | | |
| | Carry out repairs to defective bricks using coloured mortars | 80 | nr | 12.50 | 1,000.00 | Historic rate - Juniper House |
| | Rake out and repoint defective pointing | | | | | |
| | Areas >0.5 sqm | 35 | m2 | 35.00 | 1,225.00 | Historic rate - Carterscroft |
| | Areas 0-25-0.5 sqm | 60 | nr | 25.00 | 1,500.00 | |
| | Areas less than 0.25 sqm/joints/perps | 175 | m | 12.00 | 2,100.00 | |
| | Helical bar across cracking brickwork. Generally to every 3rd course. | 60 | lm | 80.00 | 4,800.00 | Historic rate - Carterscroft |
| | Allowance for Chimney Stack repairs | 2 | Nr | 250.00 | 500.00 | |
| | FAÇADE & STRUCTURAL REPAIRS | | | | | |
| | | | | Carried to Summary £ | 38,178.97 | |
| F | WALKWAYS & BALCONIES | QTY | UNIT | RATE | TOTAL | COMMENTS |
| | COMMUNAL WALKWAYS | | | | | |
| | Carefully prepare surface of existing asphalt covering , supply and lay new decorative resin floor coating to communal walkways. | 31 | m2 | 105.00 | 3,255.00 | TP Group Quote |
| | supply & install movement joints where required | 3 | lm | 123.60 | 370.80 | TP Group Quote |
| | dress-in and around gulleys to walkways | 2 | nr | 21.84 | 43.68 | TP Group Quote |
| | to prepare and coat open channels & upstands or skirtings not exceeding 300mm | 62 | lm | 19.10 | 1,184.20 | TP Group Quote |
| | Carry out water test & provide a report of the required remedials | 1 | nr | 306.00 | 306.00 | TP Group Quote |
| | To carry out repairs to coving/upstands using thixotropic repair mortar based on a minimum width of 150mm @ 25mm depth | | | | | |
| | 251-500mm x 150mm | 3 | Nr | 33.06 | 99.18 | TP Group Quote |
| | To carry out repairs to walkways using Contar Industry @ 20mm depth | | | | | |
| | per 1m ² (minimum cost applies) | 1 | Nr | 157.48 | 157.48 | TP Group Quote |
| | per 0.25m ² (over & above the minimum 1m ²) | 1 | Nr | 43.87 | 43.87 | TP Group Quote |
| | Door Thresholds | 4 | Nr | 33.06 | 132.24 | TP Group Quote |
| | COMMUNAL STAIRCASES | | | | | |
| | supply and fix stair nosings | 30 | lm | 47.4 | 1,422.00 | TP Group Quote |
| | to prepare & coat upstands, skirtings & stringers | 55 | lm | 19.1 | 1,050.50 | TP Group Quote |
| | supply and lay new decorative resin floor coating to landings/half landings | 23 | m2 | 123.44 | 2,839.12 | TP Group Quote |
| | supply and lay new decorative resin floor coating to treads & risers | 12 | m2 | 123.44 | 1,481.28 | TP Group Quote |
| | WALKWAYS & BALCONIES | | | | | |
| | | | | Carried to Summary £ | 12,385.35 | |
| G | DECORATIONS | QTY | UNIT | RATE | TOTAL | COMMENTS |
| | PREVIOUSLY PAINTED SURFACES | | | | | |
| | Prepare and redecorate previously decorated surfaces within communal areas | | | | | |
| | TOR (Preparation and Painting) | | | | | |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Survey

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

Concrete Repairs - Please note all quantities are provisional

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

Hairline Cracks

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

Corrosion Inhibitor

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

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

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

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

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

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

Survey

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

Concrete Repairs - Please note all quantities are provisional

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

Hairline Cracks

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

Corrosion Inhibitor

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

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

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

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

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

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

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

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

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

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

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

| REF | ITEM | TASK ORDER PRICE | | | | COMMENTS |
|----------|--|------------------|-------------|-----------------------------|------------------|---------------------------------------|
| | | QTY | UNIT | RATE | TOTAL | |
| | <p>12-22 Philip</p> <p>12-22 Philip Walk is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over two floors.</p> <p>GENERALLY</p> <p>The works in this section comprise the following:-</p> <p>A ACCESS TO WORKS AT HEIGHT B ROOF REPAIRS C WINDOW REPAIRS D FAÇADE & STRUCTURAL REPAIRS E BALCONIES & WALKWAYS F DECORATIONS AND REPAIRS G RAINWATER GOODS H FRA WORKS I M&E J RISK ITEMS</p> | | | | | |
| | GENERALLY | | | | | |
| A | ACCESS TO WORKS AT HEIGHT | QTY | UNIT | RATE | TOTAL | COMMENTS |
| | GENERAL ITEMS | | | | | |
| | Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. | 4 | Item | 33.16 | 132.63 | Framework - Year 14 BMI Uplift 32.63% |
| | Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. | 4 | Item | 66.32 | 265.26 | Framework - Year 14 BMI Uplift 32.63% |
| | Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting 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 | 12.0 | Nr | 200.00 | 2,400.00 | |
| | Remove and refix satellite dish - Provisional | 2 | nr | 86.21 | 172.42 | Framework - Year 14 BMI Uplift 32.63% |
| | ACCESS TO WORKS AT HEIGHT | | | Carried to Summary £ | 23,430.73 | |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

| Year | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| Population | 100000 | 105000 | 110000 | 115000 | 120000 | 125000 | 130000 | 135000 | 140000 | 145000 | 150000 | 155000 | 160000 | 165000 | 170000 | 175000 | 180000 | 185000 | 190000 | 195000 | 200000 | 205000 | 210000 | 215000 | 220000 | 225000 | 230000 | 235000 | 240000 | 245000 | 250000 | 255000 | 260000 | 265000 | 270000 | 275000 | 280000 | 285000 | 290000 | 295000 | 300000 | 305000 | 310000 | 315000 | 320000 | 325000 | 330000 | 335000 | 340000 | 345000 | 350000 | 355000 | 360000 | 365000 | 370000 | 375000 | 380000 | 385000 | 390000 | 395000 | 400000 | 405000 | 410000 | 415000 | 420000 | 425000 | 430000 | 435000 | 440000 | 445000 | 450000 | 455000 | 460000 | 465000 | 470000 | 475000 | 480000 | 485000 | 490000 | 495000 | 500000 | 505000 | 510000 | 515000 | 520000 | 525000 | 530000 | 535000 | 540000 | 545000 | 550000 | 555000 | 560000 | 565000 | 570000 | 575000 | 580000 | 585000 | 590000 | 595000 | 600000 | 605000 | 610000 | 615000 | 620000 | 625000 | 630000 | 635000 | 640000 | 645000 | 650000 | 655000 | 660000 | 665000 | 670000 | 675000 | 680000 | 685000 | 690000 | 695000 | 700000 | 705000 | 710000 | 715000 | 720000 | 725000 | 730000 | 735000 | 740000 | 745000 | 750000 | 755000 | 760000 | 765000 | 770000 | 775000 | 780000 | 785000 | 790000 | 795000 | 800000 | 805000 | 810000 | 815000 | 820000 | 825000 | 830000 | 835000 | 840000 | 845000 | 850000 | 855000 | 860000 | 865000 | 870000 | 875000 | 880000 | 885000 | 890000 | 895000 | 900000 | 905000 | 910000 | 915000 | 920000 | 925000 | 930000 | 935000 | 940000 | 945000 | 950000 | 955000 | 960000 | 965000 | 970000 | 975000 | 980000 | 985000 | 990000 | 995000 | 1000000 |

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

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

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

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

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

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

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

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

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