		LBS PECKHAM AND NU CONSORT ESTA MAIN SUMMARY	TE		
I	Date of Issue	Contractor	Revision	Author	
	11/10/2024	Elkins Construction	F	J. Grout	
Bill Ref		Section		TOTAL	
1	Preliminaries			£897,308.95	adjusted* M
2	Pre-Commencement co	osts		£166,774.70	
N/A	Emergency Works			£996,808.62	
		Su	ub Total Preliminaries:-	£2,060,892.27	
3	1-10 Vivian Square			£165,370.32	
4	11-13 Vivian Square			£62,710.21	
5	14-29 Vivian Square			£221,994.84	
6	1-15 Manaton Close (O)		£218,017.83	
7	2-116 Manaton Close (I	E)		£1,088,669.74	
8	17-51 Manaton Close (0)		£225,261.42	
9	67-89 Manaton Close			£204,980.81	
10	118-122 Manaton Close	e (E)		#REF!	Freeholders
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 (E)		£248,594.71	
16	102-128 Wivenhoe Clo	se (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

•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

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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		
Bill Ref	MAIN SUMMARY - DRAFT 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



EMENTAL BREA	AKDOWN MMUNAL 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	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 4	3-67 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.
1.01	PRE-CONSTRUCTION FEES	3,419.39	1,296.67	4,590.23	4,507.99	22,510.62	4,657.77	4,238.43	-	33,030.61	2,273.12	7,955.13	6,488.95	5,140.24	4,177.07	2,740.93	8,641.19	794.67	13,961.17	4,280.90	1,769.68	1,789.49	1,656.41	3,417.98	1,738.24	1,764.18	2,639.93	1,535.63	1,504.23	1,482.12	7,045.22	5,726.50	166,774.
1.02	EMERGENCY WORKS									996,808.62																							996,808.
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
2.03	ROOF REPAIRS	40,552.37	8,276.65	- 55,284.33	-	- 142,360.07	- 42,335.54	63,454.28		264,262.74		95,271.55	- 29,920.53	-	38,345.77	27,884.33	21,914.60	7,415.48	59,200.58	10,798.63	-	15,419.37	- 14,079.23	- 34,108.12	- 5,686.43	- 5,702.94	- 22,852.22	12,416.44	-	- 14,243.42	- 48,922.44	- 43,494.50	1,217,940
		40,002.07	0,270.03	-	-	-	-	-		-		-	-	-	-	1,000.33	1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	.,	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.04	WINDOW REPAIRS	11,465.20	3,439.56	18,344.32	7,606.16	66,498.16	18,344.32	26,369.96		100,102.92	26,037.12	29,809.52	18,322.80	10,318.68	16,051.28	11,465.20	24,473.52	2,293.04	46,555.38	7,172.16	4,586.08	5,732.60	5,732.60	13,758.24	2,293.04	2,293.04	9,172.16	4,586.08	4,586.08	4,586.08	13,154.76	13,154.76	528,304.8
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		423,080.9
2.06	FACADE & STRUCTURAL REPAIRS	7.187.32	7.654.54	11.968.15	- 40.887.71	-	- 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	-	- 9.447.19	9.152.45	8.160.95	- 6,321.33	5,261.39	-	. 8.614.75	7.825.36	7.115.09	-	- 28.212.99	- 28.212.99	-
2.06	FAÇADE & STRUCTURAL REPAIRS	7,187.32	7,054.54	-	40,887.71	-	- 29,016.29	- 18,087		-	-		-	-	- 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	5,201.39	5,261.39	8,614.75	- 1,825-36	-	7,994.90	-	- 28,212.99	-
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	871,611.0
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	783,370.5
2.09	RAINWATER GOODS	4,745.40	1,423.62	5,178.64	2,237.73	21,873.03	3,934.46	10,914.42		30,158.75	-	11,681.43	7,443.95	6,075.33	6,397.28	4,412.14	5,263.82	2,041.97	12,287.04	2,237.73	3,320.12	4,244.44	3,522.22	5,622.96	1,152.50	1,190.44	3,861.75	4,364.96	3,813.47	3,341.18	7,305.79	6,708.81	186,755.3
2.10	FRA WORKS	20,074.15	5,500.00	23,100.00	61,250.00	243,050.00	18,000.00	18,500.00		188,557.97	30,000.00	41,193.46	76,215.94	16,243.46	29,180.00	20,000.00	108,871.47	1,500.00	70,060.23	10,073.99	4,000.00	4,500.00	4,500.00	22,397.82	22,000.00	22,000.00	15,150.00	4,000.00	4,000.00	4,000.00	17,365.29	15,477.97	1,120,761.7
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	1,575.66	1,310.66	2,105.66	49,301.62	1,575.66	1,575.66	1,575.66	1,840.66	1,310.66	1,310.66	1,840.66	1,575.66	1,575.66	1,575.66	1,575.66	1,575.66	101,900.1
				-		-	-					-	-	-					-					-			-	-					-
2.12	RISK ITEMS	15,000.00		15,000.00	22,500.00	95,000.00	15,000.00	22,500.00		80,000.00				15,000.00	15,000.00	10,000.00	25,000.00	3,000.00		15,000.00	15,000.00	15,000.00	15,000.00	25,000.00	15,000.00					15,000.00	27,500.00	25,000.00	
3.00 4.00 INTER	EXTERNAL WORKS SUB-TOTAL	165,370.32		221,994.84 248,896.90	218,017.83 134,778.83	1,088,669.74 616,533.87	225,261.42 218,515.29	204,980.81 142,376.55		1,597,442.30 819,343.96		384,729.87 293,989.16	313,821.79 142,114.92	248,594.71 158,824.13	202,013.53 192,126.37	132,558.40 136,126.37	417,909.40 189,587.50	38,432.35 40,671.52	675,196.77 506,964.52	207,035.06 69,214.55	85,586.25	86,544.00 58,632.69	80,108.14 64,612.33	165,301.97 176,357.89	84,065.63 40,671.52	85,320.09 80,671.52	127,673.41 78,221.81	74,266.86 71,878.45	72,748.33 71,878.45	71,679.02 32,914.06	340,724.43	276,947.67 139,679.60	
	RNAL 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	15,778,493.1
6.00 Centr	ral 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	157,784.9
7.00 Profit	t @ 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	788,924.6
8.00 Design	in 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!
9.00 Total	l (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	Item	ТОР
Α	<u>Design Fees</u> Survey & Design Services - Architect / Building Surveyor	
1	Value of External and Communals, Emergencey and Precommencement	#REF!
2	Proportion of Preliminaries	#REF!
	Net Cost of the works	#REF!
3	Central Office Overheads @ 1%	#REF!
4	Profit @ 5%	#REF!
	Total Cost of External & Communal Areas	#REF!
	Design Fees @ Category 4 - 3%:	#REF!
	Carried to Section Summary £	#REF!

London Borough of Southwark Bill Nr 1 - Prelims

				PRELIMS		
Item	Description	Qty	Unit	%	Rate	Total
	·				£	
	Term Preliminaries – Site Overheads					
Α	Management / Site Staff					
1	Contracts Manager	120	Week	50%	928.41	55,704.
2	Forward Surveys and Colour Choices	120	Week	100%	33.16	3,978.
3	Agent	120	Week	200%	928.41	222,818
4	Quantity Surveyor	120	Week	50%	928.41	55,704
5	Site Supervisor		Week		928.41	0
6	General Foreman		Week		862.10	0
7	Finishing Foreman		Week		729.47	0
8	General Labourer	120	Week	200%	464.21	111,409
9	Resident Liaison Officer	120	Week	200%	464.21	111,409
10	Commissioning Engineer		Week	20070	795.78	0
10	Site Expenses	120	Week	100%	132.63	15,915
12	Partnering Manager	120	Week	5.0%	1,450.00	8,700
13	Operations Manager	120	Week	5.0%	1,650.00	9,900
14	Partnering Support Team	120	Week	25%	1,152.90	34,587
					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,
В	Health and Safety					
1	Health & Safety Officer (visiting)	120	Week	100%	132.63	15,915
2	Health & Safety Officer Signage	120	Week	100%	132.63	15,915
3	Health and Safety consumables	120	Week	100%	66.32	7,957
С	Parking Costs					
1	Per vehicle per week	120	Week	800%	6.63	6,366
D	Site Set Up / Compound					
1	Hire of Contractors office 20' (inc furniture)		Week	(000)	33.16	0
2	Hire of Contractors office 24' (inc furniture)	120	Week	100%	39.79	4,774
3	Hire of Contractors office 32' (inc furniture)		Week	4000/	39.79	(
4	Transportation (delivery & collection per unit)	1	Item	100%	132.63	132
5	Welfare facilities / consumables / stationary	120	Week	100%	53.05	6,366 (
6	Hire of PM/Supervisor's office (inc furniture) Transportation (delivery & collection per unit)		Week		99.47	(
8	Hire of Meeting Room (inc furniture)		Item Week		132.63 66.32	
9	Transportation (delivery & collection per unit)		Item		132.63	
10	Resident's Refuge (inc furniture)		Week		99.47	C
10	Residents Refuge - Set up		Item		663.15	
12	Resident's Refuge - Remove		Item		331.58	C
13	Hire of canteen / drying room	120	Week	200%	46.42	11,140
14	Transportation (delivery & collection per unit)		Item	200%	132.63	265
15	Welfare facilities / consumables / stationary	120	Week	200%	59.68	14,324
16	Hire Sanitary Unit 3 +1	120	Week	100%	33.16	3,978
20A	Transportation (delivery & collection per unit)		Item	100%	125.99	125
17	Temporary services connection		Item	-	198.95	0
18	Hire of Chemical Toilet Unit		Week	1	19.89	C

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19	Welfare facilities	120	Week	100%	46.42	5,570.
20	Hire of storage container 20'	120	Week	1000%	19.89	23,873
20A	Transportation (delivery & collection per unit)	3	Item	100%	125.99	377
21	Temporary hard standing	50	M ²	100%	19.89	994
22	Warehouse distribution of kitchens and bathrooms	140	Per dwelling	100%	26.53	3,713
E	Office equipment					
1	Photocopier	120	Week	100%	13.26	1,591
2	Fax machine / Scanner	120	Week	100%	6.63	795
3	Computer	120	Week	400%	6.63	3,183
4	Printer	120	Week	100%	6.63	79
5	Site stationary	120	Week	100%	6.63	79
F	Security					
1	Plywood hoarding price per metre run per week	10,200	Week	40%	8.84	36,075
2	Pair of timber gates to hoarding	51	Week	40%	198.95	4,058
3	Decorate timber hoarding (colour to be agreed)	100	LM	100%	6.63	663
4	Erect and dismantle timber hoarding per metre run	100	LM	100%	13.26	1,326
5	Mesh fencing price per metre per week	10,200	Week	40%	2.21	9,018
6	Erect and dismantle per metre run	102	LM	100%	13.26	1,352
7	Planked footway price per metre run per week	4,080	Week	10%	13.26	5,41 ⁻
8	Erect and dismantle per metre run	40	LM	100%	6.63	26
9	PVC encapsulated identity cards	75	Item	100%	2.65	198
10	Site security guard / petrol		Hour	0%	8.62	
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	(
13	Transportation (delivery & collection per unit)		Item	100%	198.95	(
14	Flag Pole		Each	100%	19.89	(
15	Reinstate compound area	1	Item	100%	331.58	33
G	Power					
1	Temporary Check Meter(s) installation	8	Item	100%	99.47	79
2	Temp power and light to compound units	120	Week	100%	298.42	35,81
3	Heating installation into storage container	1	Item	100%	46.42	40
4	Heating - container running costs	120	Week	100%	46.42	5,57
Н	Water					
1	Temp water installation to compound	1	Item	100%	464.21	46
2	Connect sanitary unit to foul sewers	1	Item	100%	198.95	198
3	Reinstate after removal	1	Item	100%	132.63	13
4	Provisional allowance for Thames Water installation	1	Item			2,00
J	Communications - Landline					
1	Landline installation	1	Item	100%	165.79	16
2	Landline rental / calls	120	Week	100%	16.58	1,98
3	Broadband installation	1	Item	100%	46.42	4
4	Broadband connection / rental	120	Week	100%	19.89	2,38
К	Communications - 'Mobiles'					
1	Mobile Phone Costs (assume 10 mobiles)	120	Week	15%	464.21	8,35

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L	Plant and Tools					
1	Cherry picker (7.5m)		Day		331.58	0.
2	Concrete / mortar mixer (0.12/0.09m ³)		Week		19.89	0.
3	Transit Van	120	Week	100%	99.47	11,936
4	Beam Hoist		Week		232.10	0
5	Small Tools		Set		46.42	0
M	Towers / Youngmans					
1	Towers / Youngman's	28	Item	100%	99.47	2,785
N	Licenses					
1	Local fees generally	1	Item	100%	464.21	464
2	Skip License		Item	100%	298.42	(
0	TV Aerials/Satellite Dishes					
1	Remove and refix aerial		Each		46.42	
2	Remove and refix satellite dish		Each		86.21	(
P	Rubbish Disposal Skips with Lockable Lids					
1	Skips - 8 Cubic Yard		Each		232.10	(
2	Skips - 12 Cubic Yard (Provisional quantity)	150	Each	100%	245.37	36,804
3	Skips 30 Cubic Yard		Each		331.58	(
4	Skips - Roll On-Roll Off	50	Each	100%	464.21	23,210
Q	Small Plant and Tools					
1	Bench Saw		Week	100%	15.92	(
2	Grinder 4.5"		Week	100%	15.92	(
3	Wall Chaser		Week	100%	15.92	(
R	Sundries					
1	Sundries	120	Week	100%	66.32	7,957
2	Site Signage (Prov Allowance)	2	Nr	100%	500.00	1,000
3	Provisional allowance for site set up issues	1	Item			10,00
					Total £	969,90

TEM	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		As per Helidrone Inv					
	3 Planning Drawings	1	Item	31,250.00		As per BL Invoice					
	4 Flat Compartmentation Surveys (prov sum)	146	Nr	550.00	80,300.00						
	5 Underground CCTV Surveys	31	Nr	1,000.00	31,000.00	Provisional Allowand					
	6 Intake Visual Surveys	31	Nr	575.00	17,825.00	Historic Rate Pomer					
				Carried to Summary	166,774.70						

REF	ITEM		TASK ORI	DER PRICE		
		QTY	UNIT	RATE	TOTAL	
	1-10 Vivian Square					
	1-10 Vivian Square is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors.					
	GENERALLY					
	The works in this section comprise the following:-					
A B C D E F G H I	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES DECORATIONS RAINWATER GOODS FRA WORKS M&E					
J	RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	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	ltem	33.16	331.58	Framework - Year 14 BMI Uplift 32
	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.
	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.
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32.
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	ltem	43,500.00	43,500.00	MAC Quote
	Extra over for asbestos adapted scaffold	1.0	Item		Incl.	MAC Quote
	Weekly percetions	16.0	Nr	200.00	3,200.00	
	Weekly Inspections					

COMMENTS

COMMENTS

32.63%

32.63%

32.63%

32.63%

32.63%

				ed to Summary £	48,424.19	
В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary					
	dormer, set aside existing materials for reuse and reinstate roof once loft space	10	Nr	750.00	7,500.00	Historic Rate Arnold Dobson
	works are complete					
	MAIN ROOF COVERINGS - PITCHED					
	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 asbestos soffit board	1	Item		13,440.00	Phoenix Green Quote
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting,					
	fixing, end caps, adjustment to gutter brackets and the like	130	Im	20.16	2,620.77	Framework - Year 14 BMI Uplift 32.6
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	100	Im	49.94	4 004 00	Historic Rate Tappesfield
	caps, adjustment to gutter brackets and the like	100		49.94	4,994.00	
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,					
	end caps, adjustment to gutter brackets and the like	40	Im	49.94	1,997.60	Historic Rate Tappesfield
	ROOF REPAIRS		•			
			Carrie	ed to Summarv £	40.552.37	
C	WINDOW REPAIRS	QTY	Carrie UNIT	ed to Summary £ RATE	40,552.37 TOTAL	
С		QTY				
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's	QTY				
С	WINDOW REPAIRS - Provisional Qty's		UNIT	RATE	TOTAL	
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows	10	UNIT	RATE 280.00	TOTAL 2,800.00	Historic rates
C	WINDOW REPAIRS - Provisional Qty's	10 10	UNIT dwellings Nr	RATE 280.00 19.00	TOTAL 2,800.00 190.00	Historic rates Historic rates
2	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle	10 10 10	UNIT dwellings Nr Nr	RATE 280.00 19.00 16.00	TOTAL 2,800.00 190.00 160.00	Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	10 10	UNIT dwellings Nr	RATE 280.00 19.00 16.00 31.00	TOTAL 2,800.00 190.00 160.00 620.00	Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor	10 10 10 20 10	UNIT dwellings Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52	TOTAL 2,800.00 190.00 160.00 620.00 145.20	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	10 10 10 20	UNIT dwellings Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00	Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	10 10 10 20 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	10 10 10 20 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	10 10 10 20 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
<u>C</u>	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	10 10 10 20 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates	10 10 10 20 10 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	10 10 10 20 10 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr Carrie	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00 2,500.00 11,465.20	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates	10 10 10 20 10 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 250.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00 2,500.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	10 10 10 20 10 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr Carrie	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00 2,500.00 11,465.20	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	10 10 10 20 10 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr Carrie	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00 2,500.00 11,465.20	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	10 10 10 20 10 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr Carrie	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00 2,500.00 11,465.20	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	10 10 10 20 10 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr Carrie	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00 2,500.00 11,465.20 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	10 10 20 10 10 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Item Carri	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £ RATE	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00 2,500.00 11,465.20 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

COMMENTS

32.63%

COMMENTS

COMMENTS

1-10 Vivian					
Carry out visual survey & hammer test to all areas of concrete	20	m2	1.96	39.20	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of cocrete	20	m2	1.82	36.40	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces.					
This is caried out every 3m2	7	nr	10.44	69.60	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
generally					1 (*)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.	5	Dr.	8.12	40.60	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
	5	nr	23.21		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	39.79		
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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5		19.07		Harmonised Rate + net BMI uplift (32.63%)
	5	nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	namonised Rate + het bivit upint (32.03%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not					
exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	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.	_			100.00	
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika		m	8.50	0.00	Historic rate - Juniper House
MonoTop 615 repair mortar			0.00	0.00	······
To cracks formed at points of expansion, cut crack to a width of 20mm install bond					
breaker tape to back of chase. Install polyethylene backing rod if required, prime		m	35.00	0.00	Star rate
and seal using Mastic to form dummy expansion joint.					
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69		Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					
		1			

WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	COMMENTS
FAÇADE & STRUCTURAL REPAIRS		Carrie	ed to Summary £	7,187.32	
Helical bar across cracking brickwork. Generally to every 3rd course.	6	lm	80.00	480.00	Historic rate - Carterscroft
	2				
Areas less than 0.25 sqm/joints/perps	25	m	12.00	300.00	
Areas 0-25-0.5 sqm	12	nr	25.00	300.00	
Areas >0.5 sqm	12	m2	35.00	420.00	Historic rate - Carterscroft
Rake out and repoint defective pointing					
Carry out repairs to defective bricks using coloured mortars	35	nr	12.50	437.50	Historic rate - Juniper House
BRICKWORK CLEANING AND REPAIRS					
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	20	m	7.55	150.90	
Surfaces exceeding 300mm girth		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32.63%)
smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
Application of anticarbonation decorative coatings using two coats					
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm	20	m	8.87	177.40	
Surfaces exceeding 300mm girth		m2	17.74		Harmonised Rate + net BMI uplift (32.63%)
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
Ditto, to rendered tank rooms & chimneys		1112	0.32	0.00	
Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	20	m m2	4.16		Harmonised Rate + net BMI uplift (32.63%)
Surfaces exceeding 300mm girth	20	m2	8.32 4.16	0.00 83.20	
prime the soffit ready to receive further coats			0.00	0.00	Harmonised Rate + net BMI uplift (32.63%)
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and					

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

COMMENTS

t (28.28%) t (28.28%) t (28.28%) t (28.28%)

32.63%

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	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,147.59		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Item 7.8.1.1 Provisional allowance to install itumescent cat flap	1	Item		100.00	Provisional Allowance
	Item 7.2.1.1 Provisional allowance to remove secondary means of esape and brick over areas to provide 60 minutes fire seperation	1	Item			See Internals Tab
	Provisional allowance for additional FRA works	1	Item		2,500.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		7,474.15	Phoenix Green Quote
	Provisional allowance for additional compartmentation works to garages	5	Nr	1,000.00	5,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	10	Nr	500.00	5,000.00	Provisional Allowance
	FRA WORKS					
			Carri	ed to Summary f	20 074 15	
	M&E	QTY	Carri UNIT	ed to Summary £ RATE	20,074.15 TOTAL	
I	M&E COMMUNAL TESTING	QTY		-		
1		QTY 1		-	TOTAL	Framework - Year 14 BMI Uplift 32.
1	COMMUNAL TESTING	QTY 1	UNIT	RATE	TOTAL	
I	COMMUNAL TESTING Landlord EICR's	QTY 1 1	UNIT	RATE	TOTAL	Framework - Year 14 BMI Uplift 32.
I	COMMUNAL TESTING Landlord EICR's TEMPORARY LIGHTING	1	Item	RATE 830.66	TOTAL 830.66	Framework - Year 14 BMI Uplift 32.
I	COMMUNAL TESTING Landlord EICR's TEMPORARY LIGHTING Install 230v supply for 110v transformer	1	UNIT Item Nr	RATE 830.66 85.00	TOTAL 830.66 85.00	Framework - Year 14 BMI Uplift 32.
1	COMMUNAL TESTING Landlord EICR's TEMPORARY LIGHTING Install 230v supply for 110v transformer Supply 3kva Transformer	1 1 1	UNIT Item Nr Nr	RATE 830.66 85.00 95.00	TOTAL 830.66 85.00 95.00	Framework - Year 14 BMI Uplift 32.
I	COMMUNAL TESTING Landlord EICR's TEMPORARY LIGHTING Install 230v supply for 110v transformer Supply 3kva Transformer Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20Im	1 1 1 2	UNIT Item Nr Nr Nr	RATE 830.66 85.00 95.00 105.00	TOTAL 830.66 85.00 95.00 210.00	Framework - Year 14 BMI Uplift 32.
1	COMMUNAL TESTING Landlord EICR's TEMPORARY LIGHTING Install 230v supply for 110v transformer Supply 3kva Transformer Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm Install 110v socket (fixed)	1 1 1 2 1	UNIT Item Nr Nr Nr Nr Nr Nr	RATE 830.66 85.00 95.00 105.00 35.00 160.00	TOTAL 830.66 85.00 95.00 210.00 35.00 320.00	Framework - Year 14 BMI Uplift 32.
	COMMUNAL TESTING Landlord EICR's TEMPORARY LIGHTING Install 230v supply for 110v transformer Supply 3kva Transformer Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm Install 110v socket (fixed) Install L.E.D festoon 110v lighting, suitably clipped per 20lm M&E	1 1 2 1 2	UNIT Item Nr Nr Nr Nr Nr Carri	RATE 830.66 85.00 95.00 105.00 35.00 160.00 ed to Summary £	TOTAL 830.66 85.00 95.00 210.00 35.00 320.00 1,575.66	Framework - Year 14 BMI Uplift 32.
J	COMMUNAL TESTING Landlord EICR's TEMPORARY LIGHTING Install 230v supply for 110v transformer Supply 3kva Transformer Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm Install 110v socket (fixed) Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1 1 1 2 1	UNIT Item Nr Nr Nr Nr Nr Nr	RATE 830.66 85.00 95.00 105.00 35.00 160.00	TOTAL 830.66 85.00 95.00 210.00 35.00 320.00	Framework - Year 14 BMI Uplift 32.
J	COMMUNAL TESTING Landlord EICR's TEMPORARY LIGHTING Install 230v supply for 110v transformer Supply 3kva Transformer Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm Install 110v socket (fixed) Install L.E.D festoon 110v lighting, suitably clipped per 20lm M&E	1 1 2 1 2	UNIT Item Nr Nr Nr Nr Nr Carri	RATE 830.66 85.00 95.00 105.00 35.00 160.00 ed to Summary £	TOTAL 830.66 85.00 95.00 210.00 35.00 320.00 1,575.66	Framework - Year 14 BMI Uplift 32.
J	COMMUNAL TESTING Landlord EICR's TEMPORARY LIGHTING Install 230v supply for 110v transformer Supply 3kva Transformer Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm Install 110v socket (fixed) Install L.E.D festoon 110v lighting, suitably clipped per 20lm M&E RISK ITEMS	1 1 2 1 2 2 QTY	UNIT Item Nr Nr Nr Nr Nr Carri UNIT	RATE 830.66 85.00 95.00 105.00 35.00 160.00 ed to Summary £	TOTAL 830.66 85.00 95.00 210.00 35.00 320.00 1,575.66 TOTAL	Framework - Year 14 BMI Uplift 32.
J	COMMUNAL TESTING Landlord EICR's TEMPORARY LIGHTING Install 230v supply for 110v transformer Supply 3kva Transformer Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm Install 110v socket (fixed) Install L.E.D festoon 110v lighting, suitably clipped per 20lm M&E RISK ITEMS Additional asbestos removal Additional works identified on site following further investigation, surveys and	1 1 2 1 2 2 QTY	UNIT Item Nr Nr Nr Nr Nr Carri UNIT	RATE 830.66 85.00 95.00 105.00 35.00 160.00 ed to Summary £	TOTAL 830.66 85.00 95.00 210.00 35.00 320.00 1,575.66 TOTAL 5,000.00	Framework - Year 14 BMI Uplift 32.

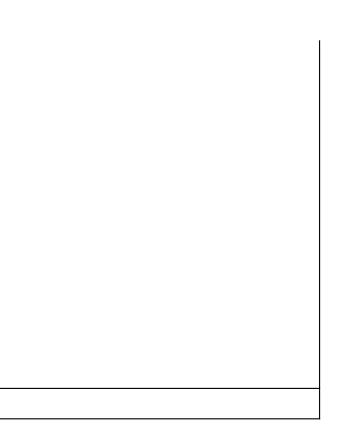
COMMENTS

32.63%

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

London Borough of Southwark Bill Nr 3 - 1-10 Vivian

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



REF			TASK OR	DER PRICE		
REF	ITEM	QTY	UNIT	RATE	TOTAL	
	11-13 Vivian					
	11-13 Vivian Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.					
	with the accommodation for each dwelling being spread over three hoors.					
	GENERALLY					
	The works in this section comprise the following:-					
А	ACCESS TO WORKS AT HEIGHT					
в	ROOF REPAIRS					
C	WINDOW REPAIRS					
D E	FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS					
F	DECORATIONS AND REPAIRS					
G	RAINWATER GOODS					
Н	FRA WORKS					
l J	M&E RISK ITEMS					
J						
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all					
	necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all	3	Item	33.16	99.47	Framework - Year 14 BMI Uplift 32
	times.					
	Protect all existing retained fixtures and fittings, plants and garden areas for	3	Item	66.32	198.95	Framework - Year 14 BMI Uplift 32
	duration of contract.	-				
	Allow for the temporary unclipping of all wires, reclip on completion both externally					
	and internally. Include for the protection and possible resisting aerials,	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 32
	telecommunication cables, door entry wiring and the like.					
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32
	SCAFFOLD					
	Allow here for a fully independent double bearded coeffeiging and economic for					
	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	1.0	Item	22,430.10	22,430.10	MAC Quote
	Scaffolding.					
	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
	ACCESS TO WORKS AT HEIGHT					
			Carri	ed to Summary £	24,799.35	
в	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	

COMMENTS

COMMENTS

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						1
	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 <u>All of the above:-</u>	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 allowand
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	39	lm	20.16	786.23	Framework - Year 14 BMI Uplift 32.
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	30	lm	49.94	1,498.20	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	12	Im	49.94	599.28	Historic Rate Tappesfield
	ROOF REPAIRS					
С	WINDOW REPAIRS	QTY	UNIT	ed to Summary £ RATE	8,276.65 TOTAL	
<u> </u>		UQ I I			TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
		0			0.40.00	
	Clean, ease and adjust windows	3	dwellings	280.00		Historic rates
	Renew trickle vent	3	Nr	19.00	57.00	Historic rates
	Renew handle		Nr	16.00		Historic rates Historic rates
	Renew hinges	6 3	Nr	31.00		
	Renew restrictor	•	Nr	14.52		Historic rates
	Renew tilt and turn top hinge	3	Nr	105.00		Historic rates Provisional Allowance
	Mastic renewal Glazing replacement	3	Item Item	200.00 200.00		Provisional Allowance
		·				
	CLADDING					
	Provisional allowance for repairs to isolated damaged spanish slates	3	ltem	250.00	750.00	Provisional Allowance
	WINDOW REPAIRS		0		0 400 50	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	ed to Summary £ RATE	3,439.56 TOTAL	
		U II	UNIT		TOTAL	
				1 1		
<u> </u>	CONCRETE REPAIRS					
<u> </u>	CONCRETE REPAIRS Surface Preparation					
U		27	m2	3.75	101.25	Harmonised Rate + net BMI uplift (
5	Surface Preparation	27	m2	3.75	101.25	Harmonised Rate + net BMI uplift (

nces made

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COMMENTS

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London Borough of Southwark

Bill Nr 4 - 11-13 Vivian

Carry out full cover meter survey to all areas of concrete	27	m2	1.82	49.14 Ha	armonised Rate + net BMI uplift (32
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	9	nr	10.44	93.96 Ha	armonised Rate + net BMI uplift (32
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12 Ha	armonised Rate + net BMI uplift (32
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.	_		2.42	10.00	
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12		armonised Rate + net BMI uplift (32
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70		armonised Rate + net BMI uplift (32
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94		armonised Rate + net BMI uplift (32
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84		armonised Rate + net BMI uplift (32
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21		armonised Rate + net BMI uplift (32
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95 Ha	armonised Rate + net BMI uplift (32
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50.15 Ha	armonised Rate + net BMI uplift (32
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26		armonised Rate + net BMI uplift (32
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83		armonised Rate + net BMI uplift (32
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07		armonised Rate + net BMI uplift (32
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		armonised Rate + net BMI uplift (32
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79		armonised Rate + net BMI uplift (32
Cut out and repair concrete in patches to small areas, depth over 25mm but not					
exceeding 50mm.	_				
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26		armonised Rate + net BMI uplift (32
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		armonised Rate + net BMI uplift (32
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		armonised Rate + net BMI uplift (32
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		armonised Rate + net BMI uplift (32
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		armonised Rate + net BMI uplift (32
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80 Ha	armonised Rate + net BMI uplift (32
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64	103 20 Ha	armonised Rate + net BMI uplift (32
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78		armonised Rate + net BMI uplift (32
Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	64.16		armonised Rate + net BMI uplift (32
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10		armonised Rate + net BMI uplift (32
Over 0.25 m2 but not exceeding 0.20 m2. (Provisional Quantity)	5	nr	93.50		armonised Rate + net BMI uplift (32
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	1	115.06		armonised Rate + net BMI uplift (32
Over 0.50 mz but not exceeding 1 mz. (Provisional Quantity)	5	nr	115.00	575.50	
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar		m	8.50	0.00 Hi	storic 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 St	ar rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00 Ha	armonised Rate + net BMI uplift (32
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69		armonised Rate + net BMI uplift (32
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and			1		

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Surfaces exceeding 300mm girth	15	m2	8.32	124.80	Harmonised Rate + net BMI uplift (3
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 (3
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 (3
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 (3
Application of anticarbonation decorative coatings using two coats					
smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
Surfaces exceeding 300mm girth	15	m2	15.09	226.35	Harmonised Rate + net BMI uplift (3

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	FED's					
Н	FRA WORKS	QTY	UNIT	RATE	TOTAL	
	RAINWATER GOODS		Car	ried to Summary £	1,423.62	
	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	Im	22.39	403.02	Framework - Year 14 BMI Uplift 32
	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	Im	34.02	1,020.60	Framework - Year 14 BMI Uplift 32
G	RAINWATER GOODS	QTY	UNIT	ried to Summary £ RATE	305.83 TOTAL	
	DECORATIONS		0	riad to Summary	00E 00	
	cupboard door	3	m2	19.23		Harmonised Rate
	Flat entrance doors Frame	5 15	m2 Im	19.23 9.62		Harmonised Rate Harmonised Rate
	soffit	E	lm m2	9.62	402.04	Harmonised Rate
	General Decorations Fascia		Im	9.62		Harmonised Rate
	Strip ceiling surfaces Strip wall surfaces		m2 m2	24.37 24.37		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
	Walls		m2	23.13		Harmonised Rate + net BMI uplift
	TOR (Preparation and Painting) Ceilings		m2	23.13		Harmonised Rate + net BMI uplift
	Prepare and redecorate previously decorated surfaces within communal areas					
	PREVIOUSLY PAINTED SURFACES					
F	DECORATIONS	QIT	UNIT	RAIE	TUTAL	
F		QTY	Car UNIT	ried to Summary £	0.00 TOTAL	
	WALKWAYS & BALCONIES					
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
	FAÇADE & STRUCTURAL REPAIRS			ried to Summary £	7,654.54	
	Helical bar across cracking brickwork. Generally to every 3rd course.	6	lm	80.00	480.00	Historic rate - Carterscroft
			m .			
	Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	12 25	nr	25.00 12.00	300.00 300.00	
	Rake out and repoint defective pointing Areas >0.5 sqm	12	m2	35.00	420.00	Historic rate - Carterscroft
	Carry out repairs to defective bricks using coloured mortars	30	nr	12.50	375.00	Historic rate - Juniper House
	BRICKWORK CLEANING AND REPAIRS					
	· · · · · · · · · · · · · · · · · · ·		m2	15.09	0.00	
	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys		m2	7.55 15.09	90.54	Harmonised Rate + net BMI uplif

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1	Manufacture, supply and install new FD30s fire door set. Door sets must be		I	1 1		
	independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,147.59		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	ltem		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		Carri	ed to Summary £	5,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	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		Carri	ed to Summary £	1,310.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	
	Additional asbestos removal	1	ltem		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		•		10 000 00	
	SUMMARY	QTY	UNIT	ed to Summary £ RATE	10,000.00 TOTAL	
	11-13 Vivian					
1						
	GENERALLY				0.00	

COMMENTS

2.63%

COMMENTS

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



D			TASK ORI	DER PRICE		
REF	ITEM	QTY	UNIT	RATE	TOTAL	
	14-29 Vivian Square					
	14-29 Vivian Square is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the					
	accommodation being spread over three floors.					
	GENERALLY					
	GENERALLT					
	The works in this section comprise the following:-					
Α	ACCESS TO WORKS AT HEIGHT					
В						
C D	WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS					
E	WALKWAYS & BALCONIES					
F	DECORATIONS					
G H	RAINWATER GOODS FRA WORKS					
ï	M&E					
J	RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all					
	necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all	16	Item	33.16	530.52	Framework - Year 14 BMI Uplift
	times.					
	Destant all existing actained fortunes and fittings alouts and examples are a fea-					
	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 3
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials,	1	Item	99.47	90 /7	 Framework - Year 14 BMI Uplift 3
	telecommunication cables, door entry wiring and the like.	I	i i i i i i i i i i i i i i i i i i i	55.47	55.47	
				(00.05	(00.05	
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 3
	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	1.0	Item		60,249.00	MAC Quote
	Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.				,	
	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 :
	ACCESS TO WORKS AT HEIGHT					
D		OTV		ed to Summary £	66,028.65	
В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	

COMMENTS

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TEMPORARY DORMER					
Take down existing tiles and telt 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 <u>All of the above:-</u>	14	ltem	1,000.00	14 000 00	Provisional Allowance
	17	icin	1,000.00	14,000.00	
SOFFIT & FASCIA					
Take down defective asbestos soffit board	1	Item		16,320.00	Phoenix Green Quote
Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	118	lm	20.16	2,378.85	Framework - Year 14 BMI Uplift 3
Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	180	lm	49.94	8,989.20	Historic Rate Tappesfield
take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	62	lm	49.94	3,096.28	Historic Rate Tappesfield
ROOF REPAIRS		Carrie	ed to Summary £	55,284.33	
WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	
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		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		Historic rates
Renew tilt and turn top hinge	16	Nr	105.00		Historic rates
Mastic renewal	16	Nr	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	ltem	250.00	4,000.00	Provisional Allowance
WINDOW REPAIRS		Carrie	ed to Summary £	18,344.32	
WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	QTY	Carrie UNIT	ed to Summary £ RATE	18,344.32 TOTAL	
	QTY				
FAÇADE & STRUCTURAL REPAIRS	QTY				
FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	QTY 105			TOTAL	Harmonised Rate + net BMI uplift
FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation		UNIT	RATE	TOTAL	Harmonised Rate + net BMI uplift

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COMMENTS

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Carry out full cover meter survey to all areas of cocrete	105	m2	1.82	191.10	Harmonised Rate + net BMI uplift (
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	35	nr	10.44	365.40	Harmonised Rate + net BMI uplift (
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (
Concrete Repairs - Please note all quantities are provisional					
כעו טעו מווע ופאמו כטווטופוב ווו אמוטופט נט סווזמו מופמט, עפאנוו ווטו פגטפטוווע					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	 Harmonised Rate + net BMI uplift (
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94		Harmonised Rate + net BMI uplift (
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (
Cut out and repair concrete in patches to small areas, depth over 10mm but not					
exceeding 25mm.			(0.00)		
Not exceeding 0.01m2. (Provisional Quantity)		nr	10.03		Harmonised Rate + net BMI uplift (
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	13.26		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	15.83		Harmonised Rate + net BMI uplift (Harmonised Rate + net BMI uplift (
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	19.07 23.72		Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr	39.79		Harmonised Rate + net BMI uplift (
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 (
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46		Harmonised Rate + net BMI uplift
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56		Harmonised Rate + net BMI uplift
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99		Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56		Harmonised Rate + net BMI uplift (
Cut out and repair concrete in patches to small areas, depth over 50mm but not					
exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64		Harmonised Rate + net BMI uplift (
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr	93.50 115.06		Harmonised Rate + net BMI uplift (Harmonised Rate + net BMI uplift (
				0.00	
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	10				
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 Surfaces not exceeding 300mm 2/Lin.m		m2 Im	26.69 26.69		Harmonised Rate + net BMI uplift (Harmonised Rate + net BMI uplift (
			20.00	0.00	
Anti Carbonation Protection					

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Walls Strip ceiling surfaces Strip wall surfaces		m2 m2 m2	23.13 24.37 24.37		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
TOR (Preparation and Painting) Ceilings		m2	23.13		Harmonised Rate + net BMI uplift
Prepare and redecorate previously decorated surfaces within communal areas					
PREVIOUSLY PAINTED SURFACES					
DECORATIONS	QTY	UNIT	RATE	TOTAL	
WALKWAYS & BALCONIES		Carri	ed to Summary £	20,076.44	
Provisional allowance for asphalt repairs	8	Item	500.00	4,000.00	Provisional allowance
Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 15m2	4	nr	2215.62		TP Group Quote
Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies - 10.23m2	4	nr	1511.17	6,044.68	TP Group Quote
Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	16	m2	33.84	541.44	TP Group Quote
Remove existing spartan tiles and dispose of in skip	80	m2	7.85	627.84	TP Group Quote
PRIVATE BALCONIES					
WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
FAÇADE & STRUCTURAL REPAIRS		Carri	ed to Summary £	11,968.15	
Helical bar across cracking brickwork. Generally to every 3rd course.	10	lm	80.00	800.00	Historic rate - Carterscroft
Areas less than 0.25 sqm/joints/perps	50	m	12.00	600.00	
Areas >0.5 sqm Areas 0-25-0.5 sqm	20 20	m2 nr	35.00 25.00	700.00 500.00	Historic rate - Carterscroft
Rake out and repoint defective pointing	22		05.00	700.00	
Carry out repairs to defective bricks using coloured mortars	125	nr	12.50	1,562.50	Historic rate - Juniper House
BRICKWORK CLEANING AND REPAIRS					
Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	45	m m2	7.55 15.09	339.53 0.00	Harmonised Rate + net BMI uplift
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth	60	m2	15.09	905.40	Harmonised Rate + net BMI uplift
Ditto, to rendered tank rooms & chimneys		m2	17.74		Harmonised Rate + net BMI uplift
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	60 45	m2 m	17.74 8.87	1,064.40 399.15	Harmonised Rate + net BMI uplifi
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplift
Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	60 45	m2 m	8.32 4.16	499.20 187.20	Harmonised Rate + net BMI uplift
prime the soffit ready to receive further coats				100.00	

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	Cladding Frame to Pb balustrade	4 231	m2 Im	19.23 9.62		Harmonised Rate Harmonised Rate
- 1	Ceilings	121	m2	19.23		Harmonised Rate
	Doors	10	m2	36.07	,	Harmonised Rate
	Frame	15	Im	9.62		Harmonised Rate
	Meter cupboards	16	Nr	19.23		Harmonised Rate
	DECORATIONS					
				ied to Summary £	5,438.65	
_	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	Im	34.02	4,014.36	Framework - Year 14 BMI Uplift 3
	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 3
	RAINWATER GOODS			ind to Summary C	E 470 C4	
	FRA WORKS	QTY	UNIT	ied to Summary £ RATE	5,178.64 TOTAL	•
		_				
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,147.59		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	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					
- 1	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	16	Nr	500.00	8,000.00	Provisional Allowance
	FRA WORKS			ied to Summary £	23,100.00	
	M&E	QTY	UNIT	RATE	TOTAL	
	COMMUNAL TESTING		1	1		1

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COMMENTS

	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift
	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			ed to Summary £		
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	ltem		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	RISK ITEMS					
	SUMMARY	QTY	Carri UNIT	ed to Summary £ RATE	15,000.00 TOTAL	
	14-29 Vivian Square					
	GENERALLY				0.00	
А	ACCESS TO WORKS AT HEIGHT				66,028.65	
В	ROOF REPAIRS				55,284.33	
с	WINDOW REPAIRS				18,344.32	
D	FAÇADE & STRUCTURAL REPAIRS				11,968.15	
Е	WALKWAYS & BALCONIES				20,076.44	
F	DECORATIONS				5,438.65	
G	RAINWATER GOODS				5,178.64	
н	FRA WORKS				23,100.00	
I	M&E				1,575.66	
J	RISK ITEMS				15,000.00	
	14-29 Vivian Square		Carried to Sec	tion Summary £	221,994.84	

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COMMENTS

D			TASK ORI			
REF	ITEM	QTY	UNIT	RATE	TOTAL	
	1-15 Manaton					
	1-15 Manaton Close is a residential block with accommodation spread over three floors, comprising of 8 units.					
	GENERALLY					
	The works in this section comprise the following:-					
A B	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS					
С	WINDOW REPAIRS					
D E	COMMUNAL DOORS FAÇADE & STRUCTURAL REPAIRS					
F	BALCONIES & WALKWAYS					
G	DECORATIONS AND REPAIRS					
H I	RAINWATER GOODS FRA WORKS					
J	M&E					
К	RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary				005.00	
	hoardings and barriers to protect occupiers and public from work areas at all	8	ltem	33.16	265.26	Framework - Year 14 BMI Uplift 32
	times.					
	Protect all existing retained fixtures and fittings, plants and garden areas for	8	Item	66.32	530.52	Framework - Year 14 BMI Uplift 32
	duration of contract.					
	Allow for the temporary unclipping of all wires, reclip on completion both externally	1	ltem	99.47	00.47	Framework - Year 14 BMI Uplift 32
	and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.		nem	99.47	99.47	
		1	Item	198.95	108.05	Framework - Year 14 BMI Uplift 32
	Allow for removal from site of all debris arising from the works.		nem	198.93	190.90	
	SCAFFOLD					
	Allow have for a fully independent deviate bounded coefficient and concern for					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction	1.0	ltow	24 555 00	24 555 00	MAC Quete
	Design and Management Regulations and Annex 2 - Code of Practice for	1.0	Item	31,555.00	31,555.00	MAC Quote
	Scaffolding.					
	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
	ACCESS TO WORKS AT HEIGHT					
			Carri	ed to Summary £	35,394.04	

COMMENTS

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	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	MAIN ROOF COVERINGS - PITCHED					
	Allowance for concrete tile repairs to main roof	15	Nr	100.00	1,500.00	Provisional Allowance
	clear off moss on roof	1	Item		500.00	Provisional Allowance
	Clean out concrete 'flnlock' type gutter, remove old waterproofing and prepare and					
	lay new asphalt lining to gutter inclusive all joints, and labours and clearance of all	62	Im	116.05	7,195.10	Framework - Year 14 BMI Uplift 32.6
	outlets, rake out and mastic all underside joints as necessary					
	ENTRANCE SURROUNDS					
	Extra over roof for code 5 lead flashings, nominal size 150mm inclusive soakers,					
	cutting, welding, chases and pointing, all in accordance with Lead Sheet	30	Im	72.54	2 176 06	Framework - Year 14 BMI Uplift 32.6
	Association guidelines	00		12.04	2,170.00	
	ROOF REPAIRS					
С	WINDOW REPAIRS	QTY	Carri UNIT	ed to Summary £ RATE	11,371.16 TOTAL	
		QII	UNIT	RAIE	TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	8	dwellings	280.00	2.240.00	Historic rates
	Renew trickle vent	8	Nr	19.00		Historic rates
	Renew handle	8	Nr	16.00		Historic rates
	Renew hinges	30	Nr	31.00		Historic rates
	Renew restrictor	8	Nr	14.52		Historic rates
	Renew tilt and turn top hinge	8	Nr	105.00		Historic rates
	Mastic renewal	8	Item	200.00		Provisional Allowance
	Glazing replacement	8	Item	200.00		Provisional Allowance
	WINDOW REPAIRS					
-		OT V		ed to Summary £	7,606.16	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	
0						
	To be agreed with Client subject to further consultation					
<u> </u>	To be agreed with Client subject to further consultation COMMUNAL DOORSETS RENEWALS					
<u> </u>	COMMUNAL DOORSETS RENEWALS					
<u> </u>	COMMUNAL DOORSETS RENEWALS Full installation of steel door and frame to Southwark standard specification					
	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				40.000.04	
<u> </u>	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	1	Item		13,303.64	Silk & Mackman Quote
	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	1	Item		13,303.64	Silk & Mackman Quote
D	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	1	Item		13,303.64	Silk & Mackman Quote
	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	1				
	COMMUNAL DOORSETS RENEWALS Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame. COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	1 QTY	Carri	ed to Summary £	13,303.64	
E	COMMUNAL DOORSETS RENEWALS Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS	1 QTY		ed to Summary £ RATE		
	COMMUNAL DOORSETS RENEWALS Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame. COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	1 QTY	Carri		13,303.64	
	COMMUNAL DOORSETS RENEWALS Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS	1 QTY	Carri		13,303.64	
	COMMUNAL DOORSETS RENEWALS Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	1 QTY 146	Carri		13,303.64 TOTAL	
	COMMUNAL DOORSETS RENEWALS Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation Jet washing existing concrete		Carri UNIT	RATE	13,303.64 TOTAL	
	COMMUNAL DOORSETS RENEWALS Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS Surface Preparation Jet washing existing concrete Survey	146	Carri UNIT m2	RATE 3.75	13,303.64 TOTAL 547.50	Harmonised Rate + net BMI uplift (3
	COMMUNAL DOORSETS RENEWALS Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation Jet washing existing concrete		Carri UNIT	RATE	13,303.64 TOTAL 547.50 286.16	Harmonised Rate + net BMI uplift (3 Harmonised Rate + net BMI uplift (3
	COMMUNAL DOORSETS RENEWALS Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS Surface Preparation Jet washing existing concrete Survey	146	Carri UNIT m2	RATE 3.75	13,303.64 TOTAL 547.50 286.16	Harmonised Rate + net BMI uplift (3
	COMMUNAL DOORSETS RENEWALS Full installation of steel door and frame to Southwark standard specification incorporating powder coated steel portcullis entrance door and screen to agreed areas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic and making good to reveals nominal size 2200mm high x 1850mm wide, powder coated steel portcullis rear door and frame. COMMUNAL DOORS (PROVISIONAL ALLOWANCE) FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation Jet washing existing concrete Survey Carry out visual survey & hammer test to all areas of concrete	146 146	Carri UNIT m2 m2	RATE 3.75 1.96	13,303.64 TOTAL 547.50 286.16 265.72	Harmonised Rate + net BMI uplift (3 Harmonised Rate + net BMI uplift (3

COMMENTS 2.63% 2.63% COMMENTS COMMENTS COMMENTS

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Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (3
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12	40.60	Harmonised Rate + net BMI uplift (3
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70		Harmonised Rate + net BMI uplift (3
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94		Harmonised Rate + net BMI uplift (3
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84		Harmonised Rate + net BMI uplift (3
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21		Harmonised Rate + net BMI uplift (3
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79		Harmonised Rate + net BMI uplift (3
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50 15	 Harmonised Rate + net BMI uplift (3
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26		Harmonised Rate + net BMI uplift (3
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83		Harmonised Rate + net BMI uplift (3
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07		Harmonised Rate + net BMI uplift (3
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		Harmonised Rate + net BMI uplift (3
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79		Harmonised Rate + net BMI uplift (3
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 (3
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift (3
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (3
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (3
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		Harmonised Rate + net BMI uplift (3
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56		Harmonised Rate + net BMI uplift (3
Cut out and repair concrete in patches to small areas, depth over 50mm but not					
exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64		Harmonised Rate + net BMI uplift (3
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78		Harmonised Rate + net BMI uplift (3
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16		Harmonised Rate + net BMI uplift (3
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10		Harmonised Rate + net BMI uplift (3
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50		Harmonised Rate + net BMI uplift (3
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (3
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 Surfaces not exceeding 300mm 2/Lin.m	146 266	m2 Im	26.69 26.69		Harmonised Rate + net BMI uplift (3 Harmonised Rate + net BMI uplift (3
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth	146	m2	8.32	1,214.72	Harmonised Rate + net BMI uplift (3
Surfaces not exceeding 300mm	266	m	4.16	1,106.56	
Ditto, to rendered tank rooms & chimneys		m2	8.32		Harmonised Rate + net BMI uplift (3
,				0.00	I

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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 Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	146 266	m2 m m2	17.74 8.87 17.74	2,359.42	Harmonised Rate + net BMI uplift (32 Harmonised Rate + net BMI uplift (32
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth	146	m2	15.09	2,203.14	Harmonised Rate + net BMI uplift (32

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) - 1-15 Manaton					
Surfaces not exceeding 300mm	266	m	7.55	2,006.97	
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift (32
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					
WALKWAYS & BALCONIES	QTY	UNIT	ied to Summary £ RATE	40,887.71 TOTAL	
WALKWATS & BALCONIES	QII	UNIT	RAIL	TUTAL	
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	Im	123.6	370.80	TP Group Quote
dress-in and around gulleys to walkways	2	nr	21.84		TP Group Quote
to prepare and coat open channels & upstands or skirtings not exceeding 300mm	62	Im	19.10		TP Group Quote
Carry out water test & provide a report of the required remedials	1	nr	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		TP Group Quote
Door Thresholds	4	Nr	33.06		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		TP Group Quote
supply and lay new decorative resin floor coating to landings/half landings	23	m2	123.44		TP Group Quote
supply and lay new decorative resin floor coating to treads & risers	12	m2	123.44		TP Group Quote
WALKWAYS & BALCONIES					
DECORATIONS	QTY	UNIT	ied to Summary £ RATE	12,423.22 TOTAL	
PREVIOUSLY PAINTED SURFACES					
Prepare and redecorate previously decorated surfaces within communal areas					
TOR (Preparation and Painting)	00				
Ceilings	33	m2	23.13		Harmonised Rate + net BMI uplift (28
Walls	83	m2	23.13		Harmonised Rate + net BMI uplift (28
Strip ceiling surfaces Strip wall surfaces	33 83	m2 m2	24.37 24.37		Harmonised Rate + net BMI uplift (28 Harmonised Rate + net BMI uplift (28
General Decorations	40			450.00	Harmonisod Pata
Hand rail	16	m m2	9.62		Harmonised Rate
	1 2	m2 m2	36.07 36.07		Harmonised Rate Harmonised Rate
		i m ² /	i 36.0/1	/2.14	Inarmonised Kate
Ladder cage Frame/cills	19	m m	9.62		Harmonised Rate

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Entrance door and screen	6	m2	36.07	209.21	Harmonised Rate
Eic	2	m2	36.07		Harmonised Rate
Skirtings	53	m	9.62		Harmonised Rate
Fascia	72	m	9.62		Harmonised Rate
soffit	72		9.62		Harmonised Rate
		m	9.62		Harmonised Rate
Hand rail to balcony wall	39	m			
Doors	7	m2	36.07		Harmonised Rate
Frame	34	m	9.62		Harmonised Rate
Entrance door and screen	6	m2	36.07		Harmonised Rate
Rwp /soil	18	m	9.62	173.16	Harmonised Rate
DECORATIONS		Carri	ied to Summary £	9,468.51	
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 32.6
RAINWATER GOODS		Carri	ed to Summary £	2,237.73	
FRA WORKS	QTY	UNIT	RATE	TOTAL	
COMMUNAL DOORSETS					
COMMUNAL DOORSETS					
Replace composite door to stairwell with suitable Fire Rated Doorset	1	Item		4,000.00	Provisional Allowance
FED'S					
Appurfacture, supply and install now ED20s firs door act. Door acts must be					
Manufacture, supply and install new FD30s fire door set. Door sets must be					
independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all					
ronmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-					
locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,		Nr	1,950.23		Gerda Rates
numerals, security chain). Test evidence is required of exposure to fire for both					
sides of the door. Doorsets must be independently certified to PAS 24: 2016					
standard. Installations to be carried out by independently certified installers, in line					
with the manufacturers installation guidance.					
Extra over for glazed fanlight		Nr	538.20		Gerda Rates
Provisional allowance for variations arising from doorsets		Nr	750.00		Provisional Allowance
FRA					4000
Provisional allowance for additional FRA works	1	Item		5.000.00	Provisional Allowance
				0,000100	
Item 7.1.1.1 Firestop electrical intake cupbaord 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	ltem		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					
Even aver for the limit of a constant of which the choice was working averaging		1	1 1		
Extra over for pre-liminaries in association with the above; non-working supervisor & Certification.					

2.63%

	Provisional allowance for compartmentation works to roof spaces	4	Nr	10,000.00	40,000.00	Phoenix Green Quote
	FRA WORKS		Carri	ied to Summary £	61,250.00	
J	M&E	QTY	UNIT	RATE	TOTAL	
	COMMUNAL TESTING					
	Landlord EICR's	1	ltem	830.66	830.66	Framework - Year 14 BMI Uplift 32.
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E		Carri	ied to Summary £	1,575.66	
K	RISK ITEMS	QTY	UNIT	RATE	TOTAL	
	Asbestos removal	1	ltem		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
	Provisional allowance for unforeseen works arising	1	Item		7,500.00	
	RISK ITEMS		Carri	ied to Summary £	22,500.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	
	1-15 Manaton					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				35,394.04	
в	ROOF REPAIRS				11,371.16	
С	WINDOW REPAIRS				7,606.16	
D	WINDOW REPAIRS - Provisional Qty's				13,303.64	
Е	FAÇADE & STRUCTURAL REPAIRS				40,887.71	
F	WALKWAYS & BALCONIES				12,423.22	
G	DECORATIONS				9,468.51	
	RAINWATER GOODS				2,237.73	
Н			1	1 1		1
H I	FRA WORKS				61,250.00	
H I J					61,250.00 1,575.66	
I	FRA WORKS					

COMMENTS

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COMMENTS

			TASK ORI	DER PRICE		
REF	ITEM	QTY	UNIT	RATE	TOTAL	
	2-116 Manaton Close 2-116 Manaton Close is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS COMMUNAL DOORS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS	QTY	UNIT	RATE	TOTAL	
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. Protect all existing retained fixtures and fittings, plants and garden areas for	58 58	Item	33.16 66.32		Framework - Year 14 BMI Uplift Framework - Year 14 BMI Uplift
	duration of contract.		item	00.02	0,040.27	
	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
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift
	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		86.21		Framework - Year 14 BMI Uplift

COMMENTS

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	ACCESS TO WORKS AT HEIGHT		Carri	ed to Summary £	130,067.90	
3	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary					
	dormer, set aside existing materials for reuse and reinstate roof once loft space	34	Nr	750.00	25 500 00	Historic Rate Arnold Dobson
	works are complete	01		100.00	20,000.00	
	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	1 190 13	Historic Rate
		01		14.00	1,100.13	
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting,	200	1	20.46	6 404 44	Fromowork Voor 14 PMI I plift 5
	fixing, end caps, adjustment to gutter brackets and the like	322	lm	20.16	0,491.44	Framework - Year 14 BMI Uplift 3
	Take down and Install LIDVC, kumba Deard Essais inclusive all outting fiving, and					
	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
	caps, adjustment to gutter brackets and the like					
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,	000	L.	40.04	40.050.04	
	end caps, adjustment to gutter brackets and the like	362	Im	49.94	18,053.31	Historic Rate Tappesfield
—	ROOF REPAIRS					
				ed to Summary £	142,360.07	
	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	
	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		Historic rates
	Renew handle	58	Nr	16.00		Historic rates
						Historic rates
	Renew hinges	116	Nr	31.00	3,596.00	Historic rates
	Renew hinges Renew restrictor	116 58	Nr Nr	31.00 14.52	3,596.00 842.16	Historic rates
	Renew hinges Renew restrictor Renew tilt and turn top hinge	116 58 58	Nr Nr Nr	31.00 14.52 105.00	3,596.00 842.16 6,090.00	Historic rates Historic rates
	Renew hinges Renew restrictor	116 58	Nr Nr	31.00 14.52	3,596.00 842.16 6,090.00 11,600.00	Historic rates
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	116 58 58 58	Nr Nr Nr Item	31.00 14.52 105.00 200.00	3,596.00 842.16 6,090.00 11,600.00	Historic rates Historic rates Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	116 58 58 58	Nr Nr Nr Item	31.00 14.52 105.00 200.00	3,596.00 842.16 6,090.00 11,600.00	Historic rates Historic rates Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	116 58 58 58	Nr Nr Nr Item	31.00 14.52 105.00 200.00	3,596.00 842.16 6,090.00 11,600.00 11,600.00	Historic rates Historic rates Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	116 58 58 58 58	Nr Nr Item Item	31.00 14.52 105.00 200.00 200.00	3,596.00 842.16 6,090.00 11,600.00 11,600.00	Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	116 58 58 58 58 58	Nr Nr Item Item Item	31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	3,596.00 842.16 6,090.00 11,600.00 11,600.00 14,500.00 66,498.16	Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	116 58 58 58 58	Nr Nr Item Item	31.00 14.52 105.00 200.00 200.00 200.00	3,596.00 842.16 6,090.00 11,600.00 11,600.00 14,500.00	Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS COMMUNAL DOORS (PROVISIONAL ALLOWANCE) To be agreed with Client subject to further consultation	116 58 58 58 58 58	Nr Nr Item Item Item	31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	3,596.00 842.16 6,090.00 11,600.00 11,600.00 14,500.00 66,498.16	Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	116 58 58 58 58 58	Nr Nr Item Item Item	31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	3,596.00 842.16 6,090.00 11,600.00 11,600.00 14,500.00 66,498.16	Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance

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COMMENTS

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)					
	071/		ried to Summary £	87,907.53	
FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	
CONCRETE REPAIRS					
Surface Preparation					
Jet washing existing concrete	546	m2	3.75	2,047.50	Harmonised Rate + net BMI uplift
Survey					
Carry out visual survey & hammer test to all areas of concrete	546	m2	1.96	1,070.16	Harmonised Rate + net BMI uplift
Carry out full cover meter survey to all areas of cocrete	546	m2	1.82	993.72	Harmonised Rate + net BMI uplift
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	182	nr	10.44	1,900.08	Harmonised Rate + net BMI uplift
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	5	nr	20.56	102.80	Harmonised Rate + net BMI uplift
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
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70	87.00	Harmonised Rate + net BMI uplift
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94		Harmonised Rate + net BMI uplift
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84	148.40	Harmonised Rate + net BMI uplift
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21	232.10	Harmonised Rate + net BMI uplift
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift
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
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26		Harmonised Rate + net BMI uplift
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		Harmonised Rate + net BMI uplift
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79		Harmonised Rate + net BMI uplift
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
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03		Harmonised Rate + net BMI uplift
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46		Harmonised Rate + net BMI uplift
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56		Harmonised Rate + net BMI uplift
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10		63.99		Harmonised Rate + net BMI uplift
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56		Harmonised Rate + net BMI uplift
ever 0.00 m2 but not exoceding 1 m2. (i revisional quantity)		1	1		
Cut out and repair concrete in patches to small areas, depth over 50mm but not					
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.	10	nr	20.64	206 40	Harmonised Rate + net BMI unlift
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm. Not exceeding 0.01m2. (Provisional Quantity)	10 10	nr	20.64 40.78		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.	10 10 10	nr nr nr	20.64 40.78 64.16	407.80	Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift

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to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings supply and lay new decorative resin floor coating to treads & risers	459 332 30	lm m2 m2	19.10 123.44 123.44	40,982.08	TP Group Quote TP Group Quote TP Group Quote
supply and fix stair nosings	73	lm	47.40		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	362	m2 m2	30.60		TP Group Quote
Remove existing vinyl & dispose in skip on site	362	m2	30.60	11 077 00	TP Group Quote
COMMUNAL STAIRCASES					
WALKWAYS & BALCONIES	QTY	UNIT	ed to Summary £ RATE	55,206.21 TOTAL	
FAÇADE & STRUCTURAL REPAIRS			ad to Summore	EE 000 04	
Helical bar across cracking brickwork. Generally to every 3rd course.	40	lm	80.00	3,200.00	Historic rate - Carterscroft
Areas less than 0.25 sqm/joints/perps	290	m	12.00	3,480.00	
Areas >0.5 sqm Areas 0-25-0.5 sqm	115 175	m2 nr	35.00 25.00	4,025.00 4,375.00	
Rake out and repoint defective pointing	115	m2	25.00	4 025 00	Historic rate - Carterscroft
Carry out repairs to defective bricks using coloured mortars	200	nr	12.50	2,500.00	Historic rate - Juniper House
BRICKWORK CLEANING AND REPAIRS					
Ditto, to rendered tank rooms & chimneys		m2	15.09		Harmonised Rate + net BMI up
Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	520 26	m2 m	15.09 7.55	7,846.80 196.17	Harmonised Rate + net BMI up
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces	500		45.00	7 0 4 0 0 0	Harmoniand Data Last DML
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI up
Surfaces exceeding 300mm girth	520 26	m2 m	8.87	230.62	
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	0 224 00	Harmonised Rate + net BMI up
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI up
Surfaces not exceeding 300mm	520 26	m2 m	8.32 4.16	108.16	
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		0.22	4 226 40	Harmonisod Pata + not RMI u
Anti Carbonation Protection					
Surfaces exceeding 300mm girth 2/sqm Surfaces not exceeding 300mm 2/Lin.m		m2 Im	26.69 26.69		Harmonised Rate + net BMI up Harmonised Rate + net BMI up
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Corrosion Inhibitor					
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
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
Hairline Cracks					
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)			1 1		

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	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		l.	ind to Summary C	146,200.33	
G	DECORATIONS	QTY	UNIT	ied to Summary £ RATE	TOTAL	
		<u> </u>	0			
	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
	Walls	1090	m2	23.13	25,211.70	Harmonised Rate + net BMI uplift
	Strip ceiling surfaces	360	m2	24.37	8,773.20	Harmonised Rate + net BMI uplift
	Strip wall surfaces	1090	m2	24.37	26,563.30	Harmonised Rate + net BMI uplift
	General Decorations					
	Balustrade	74	m2	19.23		Harmonised Rate
	Doors	24	m2	19.23	461.52	Harmonised Rate
	Cupboards	42	m2	19.23	807.66	Harmonised Rate
	Windows		m2	19.23		Harmonised Rate
	Frame/cills	165	m	9.62		Harmonised Rate
	Screens	10	m2	19.23		Harmonised Rate
	door and screen	56	m2	19.23		Harmonised Rate
	Skirtings	436	m	9.62		Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame/posts to Pb balustrade	1464	m	9.62	14,083.68	Harmonised Rate
	Rwp	50	m	9.62		Harmonised Rate
	Ceilings to ground floor flats	144	m2	19.23		Harmonised Rate
	Doors	16	m2	19.23		Harmonised Rate
	Frame	40	m	9.62	384.80	Harmonised Rate
	Small rail	12	m	9.62	115.44	Harmonised Rate
	Entrance door and screen	14	m2	19.23		Harmonised Rate
	Meter cupboards	22	no	19.23	423.06	Harmonised Rate
	DECORATIONS		Corri	ied to Summary £	97,605.84	
н	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	322	Im	34.02	10,954.31	Framework - Year 14 BMI Uplift 3
	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 3
	RAINWATER GOODS		Carri	ied to Summary £	21,873.03	
			Carr	ieu to Summary L	21,073.03	1

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FRA WORKS	QTY	UNIT	RATE	TOTAL	
FED's					
Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the atest editions of either BS 476-22 or EN 1634-1. Test data must include all ronmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- bocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both bides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line		Nr	1,950.23	0.00	Gerda Rates
ith the manufacturers installation guidance. rovisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
RA					
rovisional 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
upboard to the left hand side of flat 4.	1	Item		200.00	Provisional Allowance
ssue 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 planking 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
ssue 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 neasure 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
ssue 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 hose which connect internally of the building to a fixed metal flue. Connecting lucting 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 vill prevent the products of combustion entering into the riser supboard/communal areas. Please note that a piece of the flue within the heating iser to the right hand side of flat 52 is missing (still in riser cupboard)and is equired to be put back in place.	1	ltem		2,000.00	Provisional Allowance
Issue 7.2.4.1 Construct an enclosure affording 30 minutes of fire resistance: electric meter cabinets next to the FEDs - flats 17-51 (except 40), x35. Please note this is a duplicate task, with the original task having a medium risk rating.	35	Nr	350.00	12,250.00	Provisional Allowance

Issue 7.2.4.2 Replace the Perspex vision/viewing panel on the electric meter cabinet with glazing affording 30 minutes of fire resistance: adjacent flat 40.

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.

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 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 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 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.

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.

Issue 7.4.2.2 A 'Fire Door Keep Closed' sign is required to the stairwell doors, x6 in total.

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.

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.

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.

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

1	Item		100.00	Provisional Allowance
1	Item		50.00	Provisional Allowance
14	Nr	50.00	700.00	Provisional Allowance
12	Nr	50.00	600.00	Provisional Allowance
6	Nr	50.00	300.00	Provisional Allowance
1	Item		10,000.00	Provisional Allowance
1	ltem		8,000.00	Provisional Allowance
1	Item		200.00	Provisional Allowance

	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		Carr	ied to Summary £	243,050.00	
J	M&E	QTY	UNIT	RATE	TOTAL	
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32
	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 20Im	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		Corr	iad to Summany	2 000 66	
к	RISK ITEMS	QTY		ied to Summary £ RATE	2,900.66 TOTAL	
	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		Carr	ied to Summary £	95,000.00	
	SUMMARY	QTY		RATE	TOTAL	
	2-116 Manaton Close					
	GENERALLY				0.00	
A					130,067.90	
B	ROOF REPAIRS WINDOW REPAIRS				142,360.07 66,498.16	
	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)				87,907.53	
E	FAÇADE & STRUCTURAL REPAIRS				55,206.21	
F	WALKWAYS & BALCONIES				146,200.33	
G	DECORATIONS				97,605.84	
н	RAINWATER GOODS				21,873.03	
1	FRA WORKS				243,050.00	
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COMMENTS

		Carried to Sec	tion Summary	£ 1,088,669.74	L I I I I I I I I I I I I I I I I I I I
	2-116 Manaton Close				
ĸ	RISK ITEMS			95,000.00	
J	M&E			2,900.66	5

REF	ITEM		TASK ORI			
		QTY	UNIT	RATE	TOTAL	
	17-51 Manaton Close					
	17-51 Manaton Close is stand-alone block accessed through a communal area, with the accommodation for being spread over three floors.					
	GENERALLY					
	The works in this section comprise the following:-					
A B C D E F G H I J	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES DECORATIONS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY			1		
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all					
	necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	16	ltem	33.16	530.52	Framework - Year 14 BMI Uplift 32
	hoardings and barriers to protect occupiers and public from work areas at all	16 16	Item	33.16 66.32		
	hoardings and barriers to protect occupiers and public from work areas at all times. Protect all existing retained fixtures and fittings, plants and garden areas for				1,061.04	Framework - Year 14 BMI Uplift 32
	 hoardings and barriers to protect occupiers and public from work areas at all times. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, 	16	Item	66.32	1,061.04 99.47	Framework - Year 14 BMI Uplift 32 Framework - Year 14 BMI Uplift 32
	 hoardings and barriers to protect occupiers and public from work areas at all times. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like. 	16 1	Item	66.32 99.47	1,061.04 99.47	Framework - Year 14 BMI Uplift 32 Framework - Year 14 BMI Uplift 32 Framework - Year 14 BMI Uplift 32 Framework - Year 14 BMI Uplift 32
	 hoardings and barriers to protect occupiers and public from work areas at all times. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like. Allow for removal from site of all debris arising from the works. 	16 1	Item	66.32 99.47	1,061.04 99.47 198.95	Framework - Year 14 BMI Uplift 32 Framework - Year 14 BMI Uplift 32
	 hoardings and barriers to protect occupiers and public from work areas at all times. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like. Allow for removal from site of all debris arising from the works. SCAFFOLD Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for 	16 1 1	Item Item Item	66.32 99.47 198.95	1,061.04 99.47 198.95	Framework - Year 14 BMI Uplift 32 Framework - Year 14 BMI Uplift 32 Framework - Year 14 BMI Uplift 32 MAC Quote

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В		A B <i>i</i>		ed to Summary £	35,195.65	
	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary					
	dormer, set aside existing materials for reuse and reinstate roof once loft space	16	Nr	750.00	12,000.00	Historic Rate Arnold Dobson
	works are complete					
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs					
	Replace broken slates in patch up to 0.5 M2					
	Replace patch of broken slate up to 1 m2.					
	Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm					
	Replace ally ridge detail					
	Carry out repalcement lead work to vents on roof					
	All of the above:-	16	Item	1,000.00	16.000.00	Provisional Allowance
				.,	,	
	SOFFIT & FASCIA					
	Take down defective soffit board	16	Im	14.66	230.90	Historic Rate Tappesfield
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting,	63	Im	20.16	1 270 06	Framework - Year 14 BMI Uplift 32.0
	fixing, end caps, adjustment to gutter brackets and the like	00		20.10	1,210.00	
	Take down and Install LIDVC, lumba Deard Essais inclusive all sutting fiving and					
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	160	lm	49.94	7,990.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,	97	las	40.04	4 0 4 4 4 0	Listaria Data Tannaafiald
	end caps, adjustment to gutter brackets and the like	97	lm	49.94	4,044.10	Historic Rate Tappesfield
	ROOF REPAIRS			I		
				ed to Summary £	42,335.54	
С	WINDOW REPAIRS	QTY	Carri UNIT	ed to Summary £ RATE	42,335.54 TOTAL	
C	WINDOW REPAIRS	QTY				
C		QTY				
C	WINDOW REPAIRS	QTY 16			TOTAL 4,480.00	Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent	16 16	UNIT	RATE 280.00 19.00	TOTAL 4,480.00 304.00	Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle	16 16 16	dwellings Nr Nr Nr	RATE 280.00 19.00 16.00	TOTAL 4,480.00 304.00 256.00	Historic rates Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	16 16 16 32	dwellings Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00	TOTAL 4,480.00 304.00 256.00 992.00	Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor	16 16 16 32 16	dwellings Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52	TOTAL 4,480.00 304.00 256.00 992.00 232.32	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	16 16 16 32 16 16	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	16 16 16 32 16 16 16	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	16 16 16 32 16 16	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	16 16 16 32 16 16 16	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	16 16 16 32 16 16 16	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	16 16 16 32 16 16 16	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	16 16 16 32 16 16 16	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00 4,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	16 16 16 32 16 16 16 16	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr Carri	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00 4,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates	16 16 16 32 16 16 16	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00 4,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	16 16 16 32 16 16 16 16	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr Carri	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00 4,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	16 16 16 32 16 16 16 16	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr Carri	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00 4,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew handle Renew trickle vent Renew handle Renew trickle vent Renew handle Renew trickle vent Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates MINDOW REPAIR	16 16 16 32 16 16 16 16	UNIT dwellings Nr Nr Nr Nr Nr Item Carri	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £ RATE	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00 4,000.00 18,344.32 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	16 16 16 32 16 16 16 16	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr Nr Carri	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 4,480.00 304.00 256.00 992.00 232.32 1,680.00 3,200.00 3,200.00 4,000.00 18,344.32 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

COMMENTS

32.63%

COMMENTS

COMMENTS

(32.63%)

17-51 Manaton					
Carry out visual survey & hammer test to all areas of concrete	148	m2	1.96	290.08	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of cocrete	148	m2	1.82	269.36	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces.					
This is caried out every 3m2	25	nr	10.44	261.00	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas	8	nr	20.56	164.48	Harmonised Rate + net BMI uplift (32.63%)
generally					
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm. Not exceeding 0.01m2. (Provisional Quantity)		pr.	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr nr	8.70		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not					
exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not					
exceeding 50mm.	20		14.06	205 20	Harmonised Rate + net BMI uplift (32.63%)
Not exceeding 0.01m2. (Provisional Quantity)	20	nr	14.26 26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	20 20	nr	39.46		Harmonised Rate + net BMI uplift (32.03%)
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	20	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.25 m2. (Provisional Quantity)	20	nr	63.99		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 0.50 m2. (Provisional Quantity)	20	nr nr	82.56		Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not					
exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)	20	nr	20.64		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	20	nr	40.78		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	20	nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	20	nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	20	nr	93.50	, ,	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	20	nr	115.06	2,301.20	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika	20	m	8.50	170 00	Historic rate - Juniper House
MonoTop 615 repair mortar	20		0.00	170.00	·······
To cracks formed at points of expansion, cut crack to a width of 20mm install bond	_		05.00	/ ^-	
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)	00			0 400 50	Harmonicod Data + pat PMI unlift (22.620/)
Surfaces exceeding 300mm girth 2/sqm	82	m2	26.69		Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m	66	lm	26.69	1,701.54	namonised rate + het divit uplitt (32.03%)
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	82	m2	8.32	682.24	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	66	m m	4.16	274.56	
	Ditto, to rendered tank rooms & chimneys	00	m2	8.32		Harmonised Rate + net BMI uplift (32.63%)
			1112	0.02	0.00	
	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	00	m2	17.74		Harmonised Rate + net BMI uplift (32.63%)
	Ditto, to rendered tank rooms & chinneys		1112	11.14	0.00	
	Application of anticarbonation decorative coatings using two coats					
	smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	82	m2	15.09	1 237 38	Harmonised Rate + net BMI uplift (32.63%)
	Surfaces not exceeding 300mm	66	m	7.55	497.97	
	Ditto, to rendered tank rooms & chimneys	00	m2	15.09		Harmonised Rate + net BMI uplift (32.63%)
	Ditto, to rendered tank rooms & chinneys		1112	15.03	0.00	
	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		Comi	ed to Summary £	20.046.20	
E	WALKWAYS & BALCONIES	QTY			29,016.29 TOTAL	СОМ
-		Q (1)				
	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	Im	47.40	1.422.00	TP Group Quote
	to prepare & coat upstands, skirtings & stringers	221	lm	19.10		TP Group Quote
	supply and lay new decorative resin floor coating to landings/half landings	177	m2	123.44		TP Group Quote
	supply and lay new decorative resin floor coating to treads & risers	13	m2	123.44		TP Group Quote
I			1	1 120.44	1,004.72	

MMENTS

	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					
F	DECORATIONS	QTY	Carri	ied to Summary £ RATE	16,723.32 TOTAL	
-						
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	211	m2	23.13		Harmonised Rate + net BMI uplift (2
	Walls	462	m2	23.13		Harmonised Rate + net BMI uplift (2
	Strip ceiling surfaces	211	m2	24.37		Harmonised Rate + net BMI uplift (2
	Strip wall surfaces	462	m2	24.37	11,258.94	Harmonised Rate + net BMI uplift (2
	General Decorations					
	Soffits		m2	19.23		Harmonised Rate
	Cladding		m2	19.23		Harmonised Rate
	Fascia	88	Im	9.62	846.56	Harmonised Rate
	Soffit		Im	19.23		Harmonised Rate
	Frame to Pb balustrade	398	Im	9.62	3,828.76	Harmonised Rate
	Brackets		Im	9.62		Harmonised Rate
	Flat entrance door and screen	14	m2	36.07	504.98	Harmonised Rate
	Frame		Im	9.62		Harmonised Rate
	Garage doors		m2	19.23		Harmonised Rate
	Frames	69	Im	9.62	663.78	Harmonised Rate
	cupboard door		m2	19.23		Harmonised Rate
	Frame		Im	9.62		Harmonised Rate
	Skirtings	251	Im	9.62		Harmonised Rate
	Stairwell Railings	14	m2	36.07		Harmonised Rate
	Beading	32	lm	9.62		Harmonised Rate
	Sill	21	lm	9.62		Harmonised Rate
	Balcony Door frames	52	lm	9.62		Harmonised Rate
	Roof & Service Hatches	11	m2	36.07		Harmonised Rate
	Electric Cupboard	18	no.	19.23		Harmonised Rate
	Fire/Service Doors	50	m2	36.07		Harmonised Rate
	Bargeboard	88	Im	9.62	846.56	Harmonised Rate
	DECORATIONS		Corri	ied to Summary £	45,136.17	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
0	RAINWATER GOODS				IUIAL	
	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 32.6
	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 32.6

COMMENTS

t (28.28%) t (28.28%) t (28.28%) t (28.28%)

32.63%

32.63%

	RAINWATER GOODS		Carri	ed to Summary £	3,934.46	
Н	FRA WORKS	QTY	UNIT	RATE	TOTAL	
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be					
	independently tested and certified for fire and smoke by the test centre, to the					
	latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-					
	locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,		Nr	1,950.23		Gerda Rates
	numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016					
	standard. Installations to be carried out by independently certified installers, in line					
	with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide		Nr	1,147.59		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	FRA					
	Provisional allowance for compartmentation works	1	Item		15,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service	6	Nr	500.00	3.000.00	Provisional Allowance
	penetrations				-,	
	FRA WORKS		Carri	ed to Summary £	18,000.00	
I	M&E	QTY	UNIT	RATE	TOTAL	
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E					
J	RISK ITEMS	QTY	Carrie UNIT	ed to Summary £ RATE	1,575.66 TOTAL	
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and	1	Item		5,000.00	
	access to works at height					
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	RISK ITEMS			ed to Summary £	15,000.00	
	SUMMARY	QTY	UNIT	ed to Summary £ RATE	TOTAL	

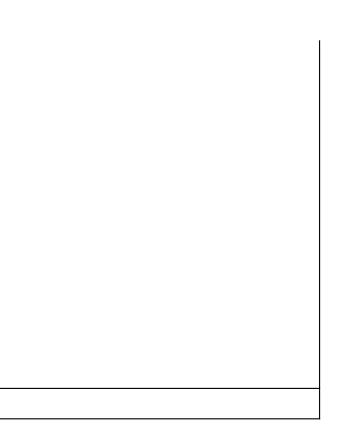
COMMENTS

COMMENTS

32.63%

COMMENTS

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



REF	ITEM		TASK ORI	DER PRICE		
REF	ITEM	QTY	UNIT	RATE	TOTAL	
A B C D E	 67-89 Manaton Close 67-89 Manaton Close is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS 					
F	DECORATIONS AND REPAIRS					
G H	RAINWATER GOODS FRA WORKS					
1	M&E					
J	RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	23	ltem	33.16	762.62	Framework - Year 14 BMI Uplift 32
	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
	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
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32
	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
	ACCESS TO WORKS AT HEIGHT			1		
			Carri	ed to Summary £	36,587.80]

COMMENTS

32.63%

32.63%

32.63%

32.63%

32.63%

В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	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
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	230	Im	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	Im	49.94	4,594.48	Historic Rate Tappesfield
	ROOF REPAIRS		Carri	ed to Summary £	63,454.28	
С	WINDOW REPAIRS	QTY		RATE	TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	23	dwellings	280.00	6,440.00	Historic rates
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	23 23 46 23 23 23 23 23	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	368.00 1,426.00 333.96 2,415.00 4,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	23 46 23 23	Nr Nr Nr Nr	16.00 31.00 14.52 105.00	368.00 1,426.00 333.96 2,415.00 4,600.00	Historic rates Historic rates Historic rates Historic rates
	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	23 46 23 23 23 23	Nr Nr Nr Item	16.00 31.00 14.52 105.00 200.00	368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	23 46 23 23 23 23 23	Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00 200.00 200.00	368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00 5,750.00	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates	23 46 23 23 23 23 23	Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00 200.00	368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	23 46 23 23 23 23 23 23	Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00	368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00 5,750.00 26,369.96	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	23 46 23 23 23 23 23 23	Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00	368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00 5,750.00 26,369.96	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	23 46 23 23 23 23 23 23	Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00	368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00 5,750.00 26,369.96 TOTAL	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	23 46 23 23 23 23 23 23 23	Nr Nr Nr Item Item Carrie	16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £ RATE	368.00 1,426.00 333.96 2,415.00 4,600.00 4,600.00 5,750.00 26,369.96 TOTAL	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

COMMENTS

32.63%

COMMENTS

COMMENTS

(32.63%)

(32.63%)

Carry out full cover meter survey to all areas of concrete	55	m2	1.82	100.10	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	0	nr	10.44	0.00	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas	4	nr	20.56	82.24	Harmonised Rate + net BMI uplift (32.63%)
generally					
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03	50 15	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not					
exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	14.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not					
exceeding 75mm.	_		00.04	100.00	
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	20.64		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78		Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	Э Б	nr	64.16 76.10		Harmonised Rate + net BMI uplift (32.03%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06		Harmonised Rate + net BMI uplift (32.63%)
	5	nr	113.00	575.50	
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika	15	m	8.50	127.50	Historic rate - Juniper House
MonoTop 615 repair mortar					
To cracks formed at points of expansion, cut crack to a width of 20mm install bond					
preaker tape to back of chase. Install polyethylene backing rod if required, prime	4	m	35.00	140.00	Star rate
and seal using Mastic to form dummy expansion joint.					
Corrosion Inhibitor					
nstallation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm	56	m2	26.69		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%)
		I			

Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth	55	m2	8.32	457.60	Harmonised Rate + net BMI uplift (3
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 (3
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 (3
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 (3
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
Surfaces exceeding 300mm girth	55	m2	15.09	829.95	Harmonised Rate + net BMI uplift (3

(32.63%)

(32.63%)

(32.63%)

(32.63%)

(32.63%)

DIII INI 3	- 67-89 Manaton					
	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.
	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		Historic rate - Carterscroft
	Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	40 50	nr m	25.00 12.00	1,000.00 600.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm Im	80.00		Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS					
			Carri	ed to Summary £	18,687.37	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
	PRIVATE BALCONIES					
	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		·	ad ta Querra ana - Q		
			Carri	ed to Summary + L	0.00	
F	DECORATIONS	QTY	UNIT	ed to Summary £ RATE	0.00 TOTAL	
F	DECORATIONS PREVIOUSLY PAINTED SURFACES	QTY				
F		QTY				
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas	QTY				
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings	QTY		RATE 23.13	TOTAL	Harmonised Rate + net BMI uplift (28.
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	QTY	UNIT m2 m2	RATE 23.13 23.13	TOTAL	Harmonised Rate + net BMI uplift (28. Harmonised Rate + net BMI uplift (28.
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	QTY	UNIT m2 m2 m2 m2	RATE 23.13 23.13 24.37	TOTAL	Harmonised Rate + net BMI uplift (28. Harmonised Rate + net BMI uplift (28. Harmonised Rate + net BMI uplift (28.
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	QTY	UNIT m2 m2	RATE 23.13 23.13	TOTAL	Harmonised Rate + net BMI uplift (28. Harmonised Rate + net BMI uplift (28.
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	QTY	UNIT m2 m2 m2 m2 m2	RATE 23.13 23.13 24.37 24.37	TOTAL	Harmonised Rate + net BMI uplift (28. Harmonised Rate + net BMI uplift (28. Harmonised Rate + net BMI uplift (28. Harmonised Rate + net BMI uplift (28.
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits	QTY	UNIT m2 m2 m2 m2 m2 m2	RATE 23.13 23.13 24.37 24.37 24.37 19.23	TOTAL	Harmonised Rate + net BMI uplift (28. Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding		UNIT m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	RATE 23.13 23.13 24.37 24.37 24.37 19.23 19.23	TOTAL	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia	80	UNIT m2 m2 m2 m2 m2 m2 m2 m2 m2 m2	RATE 23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62	TOTAL 769.60	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip vall surfaces General Decorations Soffits Cladding Fascia Soffit Board	80 12	UNIT m2 m2 m2 m2 m2 m2 lm m2 lm m2	RATE 23.13 23.13 24.37 24.37 24.37 19.23 19.23 9.62 19.23	TOTAL 769.60 230.76	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade	80	UNIT m2 m2 m2 m2 m2 m2 lm m2 lm m2 lm	RATE 23.13 23.13 23.13 24.37 24.37 19.23 19.23 9.62 19.23 9.62 19.23 9.62	TOTAL 769.60 230.76	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip vall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets	80 12	UNIT m2 m2 m2 m2 m2 m2 lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 19.23 9.62 19.23 9.62 9.62 9.62 9.62 9.62 9.62	TOTAL 769.60 230.76	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door	80 12	UNIT m2 m2 m2 m2 m2 m2 lm lm lm lm lm lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 19.23 9.62 19.23 9.62 19.23 9.62 36.07	TOTAL 769.60 230.76	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen	80 12	UNIT m2 m2 m2 m2 m2 m2 m2 lm lm lm lm lm lm lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 19.23 9.62 19.23 9.62 19.23 9.62 36.07 36.07	TOTAL 769.60 230.76	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame	80 12 82	UNIT m2 m2 m2 m2 m2 m2 lm lm lm lm lm lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 19.23 9.62 19.23 9.62 9.62 9.62 36.07 36.07 9.62	TOTAL 769.60 230.76 788.84	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen	80 12	UNIT m2 m2 m2 m2 m2 m2 lm lm lm lm lm lm lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 19.23 9.62 19.23 9.62 19.23 9.62 36.07 36.07	TOTAL 769.60 230.76 788.84 153.84	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip ceiling surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors	80 12 82 8	UNIT m2 m2 m2 m2 m2 m2 lm lm lm lm lm lm lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 19.23 9.62 19.23 9.62 36.07 36.07 9.62 19.23	TOTAL 769.60 230.76 788.84 153.84 115.44	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames	80 12 82 8 12 6 52	UNIT m2 m2 m2 m2 m2 lm lm lm lm lm lm lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 36.07 36.07 36.07 9.62 19.23 9.62	TOTAL 769.60 230.76 788.84 153.84 115.44 115.38	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames cupboard door	80 12 82 8 12 6 52 10	UNIT m2 m2 m2 m2 m2 lm lm lm lm lm lm lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 19.23 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 36.07 36.07 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 <tr< td=""><td>TOTAL 769.60 230.76 788.84 153.84 115.44 115.38 500.24 360.70</td><td>Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate</td></tr<>	TOTAL 769.60 230.76 788.84 153.84 115.44 115.38 500.24 360.70	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip ceiling surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames cupboard door Frames Binstore Doors Binstore Door Frames	80 12 82 8 12 6 52	UNIT m2 m2 m2 m2 m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm lm m2 lm lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm lm lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 24.37 19.23 9.62 19.23 9.62 9.62 9.62 9.62 9.62 19.23 9.62 36.07 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62	TOTAL 769.60 230.76 788.84 153.84 115.44 115.38 500.24 360.70 48.10	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip ceiling surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames cupboard door Frames Binstore Doors Binstore Door Frames Electric Cupboards	80 12 82 82 82 6 52 10 5 12	UNIT m2 m2 m2 m2 m2 lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm lm lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 19.23 19.23 9.62 19.23 9.62 9.62 9.62 9.62 9.62 19.23 9.62 36.07 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62	TOTAL 769.60 230.76 788.84 153.84 115.44 115.38 500.24 360.70 48.10 230.76	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip ceiling surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames cupboard door Frames Binstore Door Frames Binstore Door Frames Electric Cupboards RWP	80 12 82 82 8 12 6 52 10 5 12 45	UNIT m2 m2 m2 m2 m2 lm lm m2 lm m2 lm m2 lm m2 lm m2 lm lm m2 lm m2 lm m2 lm m2 lm m2 lm m2 lm m2 lm m2 lm m2 lm m2 lm m2 lm m2 lm lm m2 lm lm m2 lm m2 lm m2 lm lm lm lm lm lm lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 36.07 36.07 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62	TOTAL 769.60 230.76 788.84 153.84 115.44 115.38 500.24 360.70 48.10 230.76 432.90	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip ceiling surfaces General Decorations Soffits Cladding Fascia Soffit Board Frame to Pb balustrade Brackets Flat entrance door Side screen Frame Garage doors Frames cupboard door Frames Binstore Doors Binstore Door Frames Electric Cupboards	80 12 82 82 82 6 52 10 5 12	UNIT m2 m2 m2 m2 m2 lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm m2 lm lm lm lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 19.23 19.23 9.62 19.23 9.62 9.62 9.62 9.62 9.62 19.23 9.62 36.07 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62 36.07 9.62	TOTAL 769.60 230.76 788.84 153.84 115.48 115.38 500.24 360.70 48.10 230.76 432.90 48.10	Harmonised Rate + net BMI uplift (28. Harmonised Rate Harmonised Rate

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COMMENTS

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DIII INF 9	- 07-09 Manaton					
	Gable end fence	8	m2	19.23		Harmonised Rate
	Boxing in pipes	66	m2	19.23	1,269.18	Harmonised Rate
	DECORATIONS		Carri	ed to Summary £	6,391.32	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	230	lm	34.02	7,824.60	Framework - Year 14 BMI Uplift 32.63
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	138	lm	22.39	3,089.82	Framework - Year 14 BMI Uplift 32.63
	RAINWATER GOODS		Carri	ed to Summary £	10,914.42	
н	FRA WORKS	QTY	UNIT	RATE	TOTAL	
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr Nr Nr	1,950.23 1,147.59 100.00		Gerda Rates Gerda Rates 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		Carri	ed to Summary £	18,500.00	
I	M&E	QTY	UNIT	RATE	TOTAL	
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20Im	2	Nr	105.00	210.00	

2.63%

2.63%

COMMENTS

COMMENTS

2.63%

	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E		Carrie	ed to Summary £	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	
	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		Carrie	ed to Summary £	22,500.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	
	67-89 Manaton Close				0.00	
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				36,587.80	
В	ROOF REPAIRS				63,454.28	
с	WINDOW REPAIRS				26,369.96	
D	FAÇADE & STRUCTURAL REPAIRS				18,687.37	
E	WALKWAYS & BALCONIES				0.00	
F	DECORATIONS				6,391.32	
G	RAINWATER GOODS				10,914.42	
н	FRA WORKS				18,500.00	
1	M&E				1,575.66	
J	RISK ITEMS				22,500.00	
	67-89 Manaton Close		Carried to Sec	tion Summary £	204,980.81	

COMMENTS

REF	ІТЕМ		TASK OR	DER PRICE		
		QTY	UNIT	RATE	TOTAL	
	1-203 Wivenhoe 1-203 Wivenhoe Close Sheltered Housing Unit is a large block comprising a mixture of Sheltered Units.					
	GENERALLY					
	The works in this section comprise the following:-					
A B C D E F G H I J	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW & DOOR WORKS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY		1			
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	102	Item	33.16	3,382.07	Framework - Year 14 BMI Uplift 32
	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
	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
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32
	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
	ACCESS TO WORKS AT HEIGHT		Carr	ied to Summary £	274,303.30	
	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	

COMMENTS

COMMENTS

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			Carri	ed to Summary £	96,780.96	
	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
	To be agreed with Client subject to further consultation COMMUNAL DOORSETS					
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	
	WINDOW & DOOR WORKS		Carri	ed to Summary £	100,102.92	
	Supply and fit fire rated bird spikes to windows	284	nr	50.00	14,200.00	Provisional Allowance
	BIRD SPIKES					
	Provisional allowance for repairs to isolated damaged slates	71	Item	250.00	17,750.00	Provisional Allowance
	CLADDING					
	Provisional allowance to overhaul communal windows	60	Nr	75.00	4,500.00	Provisional Allowance
	COMMUNAL WINDOW REPAIRS					
	Mastic renewal Glazing replacement	71 71	Item Item	200.00 200.00		Provisional Allowance Provisional Allowance
	Renew tilt and turn top hinge	71	Nr	105.00	7,455.00	Historic rates
	Renew hinges Renew restrictor	71	Nr	14.52		Historic rates
	Renew handle	71 142	Nr Nr	16.00 31.00		Historic rates Historic rates
	Renew trickle vent	71	Nr	19.00	1,349.00	Historic rates
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows	71	dwellings	280.00	19 880 00	Historic rates
С	WINDOW & DOOR WORKS	QTY	UNIT	RATE	TOTAL	
-		0 .		ed to Summary £	264,262.74	
	ROOF REPAIRS					
	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
	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
	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.
	Take down defective asbestos soffit board to roofline and balconies	1	ltem		164,080.00	Phoenix Green Quote
	SOFFIT & FASCIA					
	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 <u>All of the above:-</u>	36	Item	1,000.00	36,000.00	Provisional Allowance
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2.					

2.63%

COMMENTS

FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	
CONCRETE REPAIRS					
Surface Preparation					
Jet washing existing concrete	615	m2	3.75	2,306.25	Harmonised Rate + net BMI uplift (3
Survey					
Carry out visual survey & hammer test to all areas of concrete	615	m2	1.96	1,205.40	Harmonised Rate + net BMI uplift (3
Carry out full cover meter survey to all areas of cocrete	615	m2	1.82	1,119.30	Harmonised Rate + net BMI uplift (
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	205	nr	10.44	2,140.20	Harmonised Rate + net BMI uplift (
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	5	nr	20.56	102.80	Harmonised Rate + net BMI uplift (3
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	8.12		Harmonised Rate + net BMI uplift (3
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70		Harmonised Rate + net BMI uplift (3
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94		Harmonised Rate + net BMI uplift (3
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10 10	nr	14.84 23.21		Harmonised Rate + net BMI uplift (3 Harmonised Rate + net BMI uplift (3
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr nr	39.79		Harmonised Rate + net BMI uplift (3
Cut out and repair concrete in patches to small areas, depth over 10mm but not					
exceeding 25mm.	10		10.00	400.00	Hermoniand Date Linet DML unlift (
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03 13.26		Harmonised Rate + net BMI uplift (Harmonised Rate + net BMI uplift (
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10 10	nr	15.83		Harmonised Rate + net BMI uplift (
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift (3
Over 0.25 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr nr	23.72		Harmonised Rate + net BMI uplift (3
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79		Harmonised Rate + net BMI uplift (3
Cut out and repair concrete in patches to small areas, depth over 25mm but not					
exceeding 50mm.	200	pr.	14.26	2 952 00	 Harmonised Rate + net BMI uplift (3
Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	200 350	nr nr	14.26 26.03		Harmonised Rate + net BMI uplift (3
Over 0.05 m2 but not exceeding 0.03 m2. (Provisional Quantity)	30	nr	39.46		Harmonised Rate + net BMI uplift (3
Over 0.10 m2 but not exceeding 0.16 m2. (Provisional Quantity)	30	nr	51.56		Harmonised Rate + net BMI uplift (3
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	30	nr	63.99		Harmonised Rate + net BMI uplift (3
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	30	nr	82.56		Harmonised Rate + net BMI uplift (3
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 (3
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	40.78		Harmonised Rate + net BMI uplift (3
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	64.16		Harmonised Rate + net BMI uplift (3
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10		Harmonised Rate + net BMI uplift (3
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50		Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06		Harmonised Rate + net BMI uplift (3
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika	100	m	8.50	850.00	Historic rate - Juniper House
MonoTop 615 repair mortar			0.00	000.00	

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To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm Surfaces not exceeding 300mm 2/Lin.m		m2 Im	26.69 26.69		Harmonised Rate + net BMI uplift (3 Harmonised Rate + net BMI uplift (3
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	589 26	m2 m m2	8.32 4.16 8.32	108.16	Harmonised Rate + net BMI uplift (3 Harmonised Rate + net BMI uplift (3
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	589 26	m2 m	17.74 8.87	230.62	
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (3

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	Strip wall surfaces General Decorations Balustrade Doors	3409 139 72	m2 m2 m2 m2	24.37 19.23 9.62	2,672.97	Harmonised Rate + net BMI uplift (2 Harmonised Rate Harmonised Rate
	TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	1178 3409 1178	m2 m2 m2	23.13 23.13 24.37	78,850.17	Harmonised Rate + net BMI uplift (2 Harmonised Rate + net BMI uplift (2 Harmonised Rate + net BMI uplift (2
	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas					
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	
	WALKWAYS & BALCONIES		Carri	ed to Summary £	211,450.78	
	Provisional allowance for asphalt repairs	52	Item	500.00	26,000.00	Provisional allowance
	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
	Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	37	m2	33.84	1,265.62	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
	supply and lay new decorative resin floor coating to treads & risers	81	m2	123.44	9,998.64	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 fix stair nosings to prepare & coat upstands, skirtings & stringers	192 576	lm Im	47.40 19.10		TP Group Quote 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
	COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site	378	m2	30.60	11,566.80	TP Group Quote
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
	FAÇADE & STRUCTURAL REPAIRS			ed to Summary £	92,211.95	
	Supply and fit fire rated bird netting to private balcony areas	52	nr	276.60	14,383.20	Historic rate - Brookstone
	BIRD NETTING					
	Helical bar across cracking brickwork. Generally to every 3rd course.	60	lm	80.00	4,800.00	Historic rate - Carterscroft
	Areas >0.5 sqm Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	115 175 290	m2 nr m	35.00 25.00 12.00	4,025.00 4,375.00 3,480.00	
	Rake out and repoint defective pointing					
	Carry out repairs to defective bricks using coloured mortars	255	nr	12.50	3 187 50	Historic rate - Juniper House
	Ditto, to rendered tank rooms & chimneys BRICKWORK CLEANING AND REPAIRS		m2	15.09	0.00	
	Surfaces not exceeding 300mm	26	m	7.55	196.17	
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth	589	m2	15.09	0 000 01	 Harmonised Rate + net BMI uplift (3

t (32.63%)

(32.63%)

COMMENTS

COMMENTS

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	Cupboards	70	m2	19.23	1.346.10	Harmonised Rate
	Windows	18	m	9.62		Harmonised Rate
	Frame/cills	390	m m	9.62		Harmonised Rate
	Entrance door and screen			19.23		Harmonised Rate
		50	m2			
	meter cupboards	104	m2	19.23	· · · · · · · · · · · · · · · · · · ·	Harmonised Rate
	Skirtings	1475	l m	9.62		Harmonised Rate
	Cladding	8	m2	19.23		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		Harmonised Rate
	Lourve doors	20	m2	9.62		Harmonised Rate
	Small rail	75		9.62		Harmonised Rate
			m			Harmonised Rate
	Security grill	34	m2	19.23		
	Doors	9	m2	19.23		Harmonised Rate
	Frame	45	m	9.62		Harmonised Rate
	Entrance door and screen	50	m2	19.23	961.50	Harmonised Rate
	DECORATIONS					
			Carri	ed to Summary £	251,942.28	
н	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
			•••••			
	Take down existing guttering and replace with marley 150mm deep flow to falls,					
		404		24.02	44 704 50	Framework - Year 14 BMI Uplift 32.
	inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs	434	lm	34.02	14,764.50	Framework - fear 14 bivir Ophilt 52.
	bends, and the like					
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm					
	diameter, inclusive all jointing, access points, brackets, fixings, connections,	399	Im	38.58	15 20/ 2/	Framework - Year 14 BMI Uplift 32.0
	branches, making good where passing through building components, flushing on	299		30.30	13,394.24	
	completion, sized to suit roof area					
	RAINWATER GOODS					
1						
			Carri	ed to Summary £	30,158.75	
	FRA WORKS	QTY	Carri UNIT	ed to Summary £	30,158.75 TOTAL	
1		QTY				
1		QTY				
1	FRA WORKS	QTY				
- 1	FRA WORKS FED's	QTY				
1	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be	QTY				
I	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the	QTY				
1	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all	QTY				
1	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-		UNIT	RATE	TOTAL	Cordo Datos
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,	QTY			TOTAL	Gerda Rates
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both		UNIT	RATE	TOTAL	Gerda Rates
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016		UNIT	RATE	TOTAL	Gerda Rates
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line		UNIT	RATE	TOTAL	Gerda Rates
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016		UNIT	RATE	TOTAL	Gerda Rates
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line		UNIT	RATE	TOTAL	Gerda Rates
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		UNIT	RATE	TOTAL 1,950.23	Gerda Rates Provisional Allowance
l	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line		UNIT	RATE 1,950.23	TOTAL 1,950.23	
1	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		UNIT	RATE 1,950.23	TOTAL 1,950.23	
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		UNIT	RATE 1,950.23	TOTAL 1,950.23	
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA	1	UNIT Nr Nr	RATE 1,950.23	TOTAL 1,950.23 100.00	Provisional Allowance
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		UNIT	RATE 1,950.23	TOTAL 1,950.23 100.00	
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works	1	UNIT Nr Nr	RATE 1,950.23	TOTAL 1,950.23 100.00	Provisional Allowance
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and	1	UNIT Nr Nr	RATE 1,950.23	TOTAL 1,950.23 100.00	Provisional Allowance
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and second floor corridors, x41 doors in total. Door stops are required to be 25mm	1 1 1	UNIT Nr Nr Item	RATE 1,950.23 100.00	TOTAL 1,950.23 100.00 15,000.00	Provisional Allowance Provisional Allowance
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and	1	UNIT Nr Nr	RATE 1,950.23	TOTAL 1,950.23 100.00 15,000.00	Provisional Allowance
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and second floor corridors, x41 doors in total. Door stops are required to be 25mm	1 1 1	UNIT Nr Nr Item	RATE 1,950.23 100.00	TOTAL 1,950.23 100.00 15,000.00	Provisional Allowance Provisional Allowance
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and 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	1 1 1	UNIT Nr Nr Item	RATE 1,950.23 100.00	TOTAL 1,950.23 100.00 15,000.00	Provisional Allowance Provisional Allowance
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and 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-	1 1 1	UNIT Nr Nr Item	RATE 1,950.23 100.00	TOTAL 1,950.23 100.00 15,000.00	Provisional Allowance Provisional Allowance
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and 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.	1 1 1	UNIT Nr Nr Item	RATE 1,950.23 100.00	TOTAL 1,950.23 100.00 15,000.00	Provisional Allowance Provisional Allowance
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and 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. Item 7.7.13.1 Provide dwelling location signage within the ground floor main	1 1 50	UNIT Nr Item	RATE 1,950.23 100.00 50.00	TOTAL 1,950.23 100.00 15,000.00 2,500.00	Provisional Allowance Provisional Allowance Provisional Allowance
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and 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. 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	1 1 1	UNIT Nr Nr Item	RATE 1,950.23 100.00	TOTAL 1,950.23 100.00 15,000.00 2,500.00	Provisional Allowance Provisional Allowance
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and 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. Item 7.7.13.1 Provide dwelling location signage within the ground floor main	1 1 50	UNIT Nr Item	RATE 1,950.23 100.00 50.00	TOTAL 1,950.23 100.00 15,000.00 2,500.00	Provisional Allowance Provisional Allowance Provisional Allowance
	FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works Item 7.8.4.1 Install top door stops to all the heating riser doors within the first and 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. 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	1 1 50	UNIT Nr Item	RATE 1,950.23 100.00 50.00	TOTAL 1,950.23 100.00 15,000.00 2,500.00	Provisional Allowance Provisional Allowance Provisional Allowance

32.63% 32.63% COMMENTS

	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		Carrie	ed to Summary £	188,557.97	
J	M&E	QTY	UNIT	RATE	TOTAL	
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Install 230v supply for 110v transformer Supply 3kva Transformer	1	Nr Nr	85.00 95.00	85.00 95.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Supply 3kva Transformer Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1 25	Nr Nr	95.00 105.00	95.00 2,625.00	
	Supply 3kva Transformer Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm Install 110v socket (fixed)	1 25 1	Nr Nr Nr Nr	95.00 105.00 35.00 160.00	95.00 2,625.00 35.00 4,000.00	
К	Supply 3kva Transformer Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm Install 110v socket (fixed) Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1 25 1	Nr Nr Nr Nr	95.00 105.00 35.00	95.00 2,625.00 35.00	
ĸ	Supply 3kva Transformer Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm Install 110v socket (fixed) Install L.E.D festoon 110v lighting, suitably clipped per 20lm M&E	1 25 1 25	Nr Nr Nr Nr	95.00 105.00 35.00 160.00 ed to Summary £	95.00 2,625.00 35.00 4,000.00 7,670.66	
ĸ	Supply 3kva Transformer Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm Install 110v socket (fixed) Install L.E.D festoon 110v lighting, suitably clipped per 20lm M&E RISK ITEMS	1 25 1 25 QTY	Nr Nr Nr Nr Carrie	95.00 105.00 35.00 160.00 ed to Summary £	95.00 2,625.00 35.00 4,000.00 7,670.66 TOTAL	

COMMENTS

32.63%

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

			TASK ORD	DER PRICE		
REF	ITEM -	QTY	UNIT	RATE	TOTAL	
	1-203 Wivenhoe SHU1-203 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 B C D E F G H I	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS RISK ITEMS					
	GENERALLY		1			
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	ACCESS TO WORKS AT HEIGHT		Corrié	d to Summony C	0.00	
В	ROOF REPAIRS	QTY	UNIT	ed to Summary £ RATE	TOTAL	
	ROOF REPAIRS					
С	WINDOW REPAIRS	QTY	Carrie UNIT	ed to Summary £ RATE	0.00 TOTAL	
		4				
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	31	dwellings	280.00		Historic rates
	Renew trickle vent Renew handle	31 31	Nr Nr	19.00 16.00		Historic rates Historic rates
	Renew hinges	62	Nr	31.00		Historic rates
	Renew restrictor	31	Nr	14.52	•	Historic rates
	Mastic renewal	31	Item	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					
		AT <i>i</i>		ed to Summary £	26,037.12	
D	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	
	FAÇADE & STRUCTURAL REPAIRS					
E	WALKWAYS & BALCONIES	QTY	UNIT	ed to Summary £ RATE	0.00 TOTAL	
	COMMUNAL FLOORING					

COMMENTS

COMMENTS

COMMENTS

COMMENTS

	Remove existing vinyl & dispose in skip on site	126	m2	30.6	3,855.60	TP Group Quote
	Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is		m2	30.6	3 855 60	TP Group Quote
	required, this will be on a pro rata basis	126				
	supply and fix stair nosings	64	lm	47.4		TP Group Quote
	to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings	192 99	l Im	19.1	3,667.20	TP Group Quote TP Group Quote
	supply and lay new decorative resin floor coating to fandings/flair landings	27	m2 m2	123.44 123.44		TP Group Quote
	supply and by new decordary resin neor county to heads a neors	21	1112	123.44	5,552.00	
	WALKWAYS & BALCONIES		Carri	ed to Summary £	29,965.44	
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	
	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
	Walls	220	m2	23.13		Harmonised Rate + net BMI uplift
	Strip ceiling surfaces	50	m2	24.37		Harmonised Rate + net BMI uplift
	Strip wall surfaces	220	m2	24.37	5,361.40	Harmonised Rate + net BMI uplift
	General Decorations					
	Skirtings	115	m	9.62	1,106.30	Harmonised Rate
	DECORATIONS			I		
	DECORATIONS		Carri	ed to Summary £	13,931.30	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	RAINWATER GOODS					
		OTY		ed to Summary £	0.00	
Н	FRA WORKS	QTY	Carri UNIT	ed to Summary £ RATE	0.00 TOTAL	
Н	FRA WORKS FED's	QTY				
H	FED's	QTY				
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be	QTY				
Η	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the	QTY				
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all					
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-		UNIT	RATE	TOTAL	
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,				TOTAL	Gerda Rates
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, 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		UNIT	RATE	TOTAL	
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, 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		UNIT	RATE	TOTAL	
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, 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		UNIT	RATE	TOTAL	
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, 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		UNIT	RATE	TOTAL	
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, 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		UNIT	RATE	TOTAL	
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, 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.		UNIT Nr	RATE 1,950.23	TOTAL	
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA		UNIT Nr Nr	RATE 1,950.23	TOTAL	Gerda Rates
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for compartmentation works to communal areas		UNIT Nr	RATE 1,950.23	TOTAL	
<u>H</u>	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA		UNIT Nr Item	RATE 1,950.23 100.00	TOTAL 30,000.00	Gerda Rates Provisional Allowance
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for compartmentation works to communal areas		UNIT Nr Item	RATE 1,950.23	TOTAL	Gerda Rates Provisional Allowance
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for compartmentation works to communal areas FRA WORKS RISK ITEMS	1 QTY	Nr Nr Item Carri	RATE 1,950.23 100.00 ed to Summary £	TOTAL 30,000.00 30,000.00 TOTAL	Gerda Rates Provisional Allowance
H	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for compartmentation works to communal areas FRA WORKS	1	Nr Nr Item	RATE 1,950.23 100.00 ed to Summary £	TOTAL 30,000.00 30,000.00	Gerda Rates Provisional Allowance
<u>H</u>	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for compartmentation works to communal areas FRA WORKS RISK ITEMS	1 QTY	Nr Nr Item Carri	RATE 1,950.23 100.00 ed to Summary £	TOTAL 30,000.00 30,000.00 TOTAL	Gerda Rates Provisional Allowance

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COMMENTS

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

			TASK ORI	DER PRICE		
REF	ITEM	QTY	UNIT	RATE	TOTAL	
	2-52 Wivenhoe Close2-52 Wivenhoe Close is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.					
	GENERALLY					
	The works in this section comprise the following:-					
A B C D E F G H I	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E					
J	RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	26	ltem	33.16	862.10	Framework - Year 14 BMI Uplift
	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
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	ltem	99.47	99.47	Framework - Year 14 BMI Uplift
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift
	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
	I	I	I			

COMMENTS

lift 32.63%

lift 32.63%

lift 32.63%

lift 32.63%

lift 32.63%

	ACCESS TO WORKS AT HEIGHT		Carri	ed to Summary £	97,205.43	
В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	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	26	Nr	750.00	19,500.00	Historic Rate Arnold Dobson
	works are complete					
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs					
	Replace broken slates in patch up to 0.5 M2					
	Replace patch of broken slate up to 1 m2.					
	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	ltem		30,600.00	Phoenix Green Quote
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting,					
	fixing, end caps, adjustment to gutter brackets and the like	188	lm	20.16	3,790.03	Framework - Year 14 BMI Uplift 3
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	248	Im	49.94	12 385 12	Historic Rate Tappesfield
	caps, adjustment to gutter brackets and the like	210			12,000.12	
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,					
	end caps, adjustment to gutter brackets and the like	60	lm	49.94	2,996.40	Historic Rate Tappesfield
	ROOF REPAIRS					
-		071		ed to Summary £	95,271.55	
C	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
		00	Las III and		7000.00	
	Clean, ease and adjust windows Renew trickle vent	26	dwellings	280.00		Historic rates
	Renew trickle vent	26	Nr	19.00		Historic rates Historic rates
		26 52	Nr	16.00		Historic rates
	Renew hinges Renew restrictor	52 26	Nr	31.00		Historic rates
	Renew tilt and turn top hinge	26	Nr	14.52		Historic rates
	Mastic renewal	26	Nr	105.00 200.00		Provisional Allowance
	Glazing replacement	26	Item Item	200.00		Provisional Allowance
		20	liem	200.00	5,200.00	
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	26	Item	250.00	6,500.00	Provisional Allowance
	WINDOW REPAIRS					
	WINDOW REPAIRS			ed to Summary £	29,809.52	
D	WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	QTY	Carri UNIT	RATE	29,809.52 TOTAL	
D		QTY				
D	FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	QTY				
D	FAÇADE & STRUCTURAL REPAIRS	QTY				
D	FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	QTY 262			TOTAL	Harmonised Rate + net BMI uplif

t 32.63%

COMMENTS

COMMENTS

olift (32.63%)

		1	1 1		
Carry out visual survey & hammer test to all areas of concrete	262	m2	1.96	513.52	Harmonised Rate + net BMI uplift (
Carry out full cover meter survey to all areas of cocrete	262	m2	1.82	476.84	Harmonised Rate + net BMI uplift (
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	786	nr	10.44	8,205.84	Harmonised Rate + net BMI uplift (
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (
Concrete Repairs - Please note all quantities are provisional					
כעו טעו מווע וביים נטווטובוב ווו ייםנטובי נט אוזמו מובמא, עביינו ווטו באטבבעוווע					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94		Harmonised Rate + net BMI uplift (
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21		Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79		Harmonised Rate + net BMI uplift (
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 (
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift (
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift (
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79		Harmonised Rate + net BMI uplift (
Cut out and repair concrete in patches to small areas, depth over 25mm but not					
exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	14.26		Harmonised Rate + net BMI uplift (
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46		Harmonised Rate + net BMI uplift (
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56		Harmonised Rate + net BMI uplift (
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99		Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net BMI uplift (
Cut out and repair concrete in patches to small areas, depth over 50mm but not					
exceeding 75mm.			00.04	0.00	Harmonised Rate + net BMI uplift (
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64		
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (Harmonised Rate + net BMI uplift (
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr	93.50 115.06		Harmonised Rate + net BMI uplift (
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika					
MonoTop 615 repair mortar	20	m	8.50	170.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install	20			700.00	Ohan mata
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					
		1			
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm Surfaces not exceeding 300mm 2/Lin.m		m2	26.69 26.69		Harmonised Rate + net BMI uplift (Harmonised Rate + net BMI uplift (

ift (32.63%) lift (32.63%) lift (32.63%) lift (32.63%) ift (32.63%) ift (32.63%) lift (32.63%) lift (32.63%) lift (32.63%) lift (32.63%) lift (32.63%) ift (32.63%)

ift (32.63%) ift (32.63%)

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

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COMMENTS

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	Concerned Descentificants					
	General Decorations Cladding	12	m2	19.23	230.76	Harmonised Rate
	Fascia	12		9.62	230.70	Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame/posts to Pb balustrade	1302	m m	9.62	12 525 24	Harmonised Rate
	Rwp	82	m	9.62		Harmonised Rate
	Small rail	15	m	9.62		Harmonised Rate
	Ceilings to ground floor flats	362	m2	19.23		Harmonised Rate
	Doors	20	m2	19.23		Harmonised Rate
	Frame	50	m	9.62		Harmonised Rate
	Meter cupboards	24	no	19.23		Harmonised Rate
	DECORATIONS					
G	RAINWATER GOODS	QTY	UNIT	ed to Summary £ RATE	21,977.52 TOTAL	
G	RAINWATER GOODS	QIT	UNIT	KAIE	IUIAL	
	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	188	Im	34.02	6.395.68	Framework - Year 14 BMI Uplift :
	bends, and the like				,	
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm					
	diameter, inclusive all jointing, access points, brackets, fixings, connections,	137	Im	38.58	5 285 74	Framework - Year 14 BMI Uplift :
	branches, making good where passing through building components, flushing on	157	""	50.50	5,205.74	
	completion, sized to suit roof area					
	RAINWATER GOODS					
			Carri	ed to Summary £	11,681.43	
Н	FRA WORKS	QTY	UNIT	RATE	TOTAL	
	FED's					
	Manufacture, cumply and install your ED20a fire door oot. Door oots must be					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the					
	latest editions of either BS 476-22 or EN 1634-1. Test data must include all					
	ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-					
	locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,	3	Nr	1,950.23	5,850,69	Gerda Rates
	numerals, security chain). Test evidence is required of exposure to fire for both			.,	0,000.00	
	sides of the door. Doorsets must be independently certified to PAS 24: 2016					
	standard. Installations to be carried out by independently certified installers, in line					
	with the manufacturers installation guidance.					
	FD30S Side Panel Top Glazed Bottom Glazed - Up to 500mm wide	3	Nr	1,147.59	3,442.77	Gerda Rates
					,	
	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	8	Nr	50.00	400.00	Provisional Allowance
	doors in total.	0		50.00	400.00	
1						
	Issue 7.4.3.1 A fire action notice is required to be installed to the left hand side of					
	Issue 7.4.3.1 A fire action notice is required to be installed to the left hand side of the builiding, install on the external wall to the right hand side of the door	1	Nr	50.00	50.00	Provisional Allowance
	the builiding, install on the external wall to the right hand side of the door	1	Nr	50.00	50.00	Provisional Allowance
	·	1	Nr	50.00	50.00	Provisional Allowance
	the builiding, install on the external wall to the right hand side of the door	1	Nr	50.00		
	the builiding, install on the external wall to the right hand side of the door providing access to flats 72-82, located to the left of 52.	1	Nr	50.00		Provisional Allowance Provisional Allowance
	the builiding, install on the external wall to the right hand side of the door providing access to flats 72-82, located to the left of 52. Issue 7.4.4.1 Install no smoking sign on the ground floor at the entrance points at	1				

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		1	1 1		1
sue 7.8.1.2 Install an intumescent cat flap to the maisonette entry door to aisonette 52, x1 in total.	1	Item		100.00	Provisional Allowance
OFT SPACE WORKS					
rovisional allowance for additional firestopping to existing fire breaks and service enetrations	26	Nr	500.00	13,000.00	Provisional Allowance
RAWORKS					
	071/			41,193.46	
&E	QTY	UNIT	RATE	TOTAL	
OMMUNAL TESTING					
andlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 3
EMPORARY LIGHTING					
stall 230v supply for 110v transformer	1	Nr	85.00	85.00	
upply 3kva Transformer	1	Nr	95.00	95.00	
abricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20Im	4	Nr	105.00	420.00	
stall 110v socket (fixed)	1	Nr	35.00	35.00	
stall L.E.D festoon 110v lighting, suitably clipped per 20lm	4	Nr	160.00	640.00	
&E		Carri	od to Summary f	2 105 66	
ISK ITEMS	QTY	UNIT	RATE	TOTAL	
dditional asbestos removal	1	Item		10,000.00	
dditional works identified on site following further investigation, surveys and access to works at height	1	Item		10,000.00	
rovisional allowance for unforeseen works arising	1	ltem		5,000.00	
ISK ITEMS		Carri	ed to Summary f	25 000 00	
UMMARY	QTY		RATE	TOTAL	
52 Wivenhoe Close					
ENERALLY				0.00	
ENERALLY CCESS TO WORKS AT HEIGHT				0.00 97,205.43	
CCESS TO WORKS AT HEIGHT				97,205.43	
CCESS TO WORKS AT HEIGHT OOF REPAIRS				97,205.43 95,271.55	
CCESS TO WORKS AT HEIGHT OOF REPAIRS INDOW REPAIRS AÇADE & STRUCTURAL REPAIRS				97,205.43 95,271.55 29,809.52 28,479.00	
CCESS TO WORKS AT HEIGHT OOF REPAIRS INDOW REPAIRS AÇADE & STRUCTURAL REPAIRS IALKWAYS & BALCONIES				97,205.43 95,271.55 29,809.52 28,479.00 32,006.30	
CCESS TO WORKS AT HEIGHT OOF REPAIRS INDOW REPAIRS AÇADE & STRUCTURAL REPAIRS IALKWAYS & BALCONIES ECORATIONS				97,205.43 95,271.55 29,809.52 28,479.00 32,006.30 21,977.52	
CCESS TO WORKS AT HEIGHT OOF REPAIRS INDOW REPAIRS AÇADE & STRUCTURAL REPAIRS IALKWAYS & BALCONIES				97,205.43 95,271.55 29,809.52 28,479.00 32,006.30	
	aisonette 52, x1 in total. DFT SPACE WORKS ovisional allowance for additional firestopping to existing fire breaks and service inetrations A WORKS &E DMMUNAL TESTING indlord EICR's EMPORARY LIGHTING stall 230v supply for 110v transformer upply 3kva Transformer stall 230v supply for 110v transformer upply 3kva Transformer stall 110v socket (fixed) stall 110v socket (fixed) stall L.E.D festoon 110v lighting, suitably clipped per 20lm &E SK ITEMS Iditional asbestos removal Iditional asbestos removal Iditional allowance for unforeseen works arising SK ITEMS JMMARY	aisonette 52, x1 in total.	aisonette 52, x1 in total. DFT SPACE WORKS 26 Nr covisional allowance for additional firestopping to existing fire breaks and service inetrations 26 Nr RA WORKS Carri 26 Nr SE QTY UNIT UNIT DOMUINAL TESTING 1 Item Item Indiord EICR's 1 Item Item Stall 230v supply for 110v transformer 1 Nr Item ibiricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20Im 4 Nr stall 110v socket (fixed) 1 Nr Stall 110v socket (fixed) 1 Nr stall L.E.D festoon 110v lighting, suitably clipped per 20Im 4 Nr Stall L.E.D festoon 110v lighting, suitably clipped per 20Im 4 Nr SK ITEMS QTY UNIT Carri Iditional absetsos removal 1 Item Item Iditional allowance for unforeseen works arising 1 Item SK ITEMS Carri Carri Carri IMMARY QTY UNIT Carri	A more than the set of	A WORKS The state of the state

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COMMENTS

		Carried to Sec	tion Summary	£ 384,729.87	,
	2-52 Wivenhoe Close				
J	RISK ITEMS			25,000.00	
I	M&E			2,105.60	5

REF	ITEM		TASK ORI	DER PRICE		
REF	ITEM	QTY	UNIT	RATE	TOTAL	
	54-82 Wivenhoe					
	54-82 Wivenhoe Close is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the					
	accommodation being spread over three floors.					
	The works in this section comprise the following:-					
A B C D E F G H I J	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
	1	071		DATE	70741	
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	15	ltem	33.16	497.36	Framework - Year 14 BMI Uplift 32
	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
	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
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	ltem	36,241.00	36,241.00	MAC Quote
	Weekly Inspections	20.0	Nr	200.00	4,000.00	
	Remove and refix satellite dish - Provisional	7.50	nr	86.21	646.57	Framework - Year 14 BMI Uplift 32
	ACCESS TO WORKS AT HEIGHT			1		
			Carri	ed to Summary £	42,678.08]

COMMENTS

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В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary	<u> </u>		750.00	4 500 00	
	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 32.0
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	140	Im	49.94	6 991 60	Historic Rate Tappesfield
	caps, adjustment to gutter brackets and the like	140		+0.04	0,001.00	
	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		Carri	ed to Summary £	29,920.53	
C		QTY	Carri UNIT	ed to Summary £ RATE	29,920.53 TOTAL	
С	ROOF REPAIRS WINDOW REPAIRS	QTY				
С	ROOF REPAIRS	QTY				
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows	15		RATE 280.00	TOTAL 4,200.00	Historic rates
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent	15 15	UNIT dwellings Nr	RATE 280.00 19.00	TOTAL 4,200.00 285.00	Historic rates Historic rates
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle	15 15 15	UNIT dwellings Nr Nr	RATE 280.00 19.00 16.00	TOTAL 4,200.00 285.00 240.00	Historic rates Historic rates Historic rates
C	ROOF REPAIRS WINDOW REPAIRS UNDOW REPAIRS Clean, ease and adjust windows Renew trickle vent Renew handle Renew hanges	15 15 15 30	UNIT dwellings Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00	TOTAL 4,200.00 285.00 240.00 930.00	Historic rates Historic rates Historic rates Historic rates Historic rates
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor	15 15 15 30 15	UNIT dwellings Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52	TOTAL 4,200.00 285.00 240.00 930.00 217.80	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew tilt and turn top hinge	15 15 15 30 15 15	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor	15 15 15 30 15	UNIT dwellings Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	15 15 15 30 15 15 15	UNIT dwellings Nr Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	15 15 15 30 15 15 15	UNIT dwellings Nr Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	15 15 15 30 15 15 15	UNIT dwellings Nr Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW REPAIRS Provisional allowance to overhaul communal windows	15 15 15 30 15 15 15 15	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00 3,000.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW REPAIRS Provisional allowance to overhaul communal windows	15 15 15 30 15 15 15 15	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 75.00	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00 3,000.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW REPAIRS Provisional allowance to overhaul communal windows	15 15 15 30 15 15 15 15	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00 3,000.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW REPAIRS Provisional allowance to overhaul communal windows	15 15 15 30 15 15 15 15	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 75.00	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00 3,000.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew handle Renew hinges Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW REPAIRS Provisional allowance to overhaul communal windows CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	15 15 15 30 15 15 15 15 15	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 250.00	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00 3,000.00 3,000.00 3,750.00 18,322.80	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW REPAIRS Provisional allowance to overhaul communal windows CLADDING Provisional allowance for repairs to isolated damaged slates	15 15 15 30 15 15 15 15	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00 3,000.00 3,000.00 1,125.00 3,750.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew handle Renew hinges Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW REPAIRS Provisional allowance to overhaul communal windows CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	15 15 15 30 15 15 15 15 15	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 250.00	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00 3,000.00 3,000.00 3,750.00 18,322.80	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	ROOF REPAIRS WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew restrictor Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW REPAIRS Provisional allowance to overhaul communal windows CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	15 15 15 30 15 15 15 15 15	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 250.00	TOTAL 4,200.00 285.00 240.00 930.00 217.80 1,575.00 3,000.00 3,000.00 3,750.00 18,322.80	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

COMMENTS

32.63%

COMMENTS

Jet washing existing concrete	171	m2	3.75	641.25 Harmonised Rate + net BMI uplift (32.63%)
Survey				
Carry out visual survey & hammer test to all areas of concrete	171	m2	1.96	335.16 Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of cocrete	171	m2	1.82	311.22 Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	57	nr	10.44	595.08 Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12 Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional				
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.				
Not exceeding 0.01m2. (Provisional Quantity)	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	1 1	23.21	232.10 Harmonised Rate + net BMI uplift (32.63%)
		nr		
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	pr	10.02	100.30 Harmonised Rate + net BMI uplift (32.63%)
	10	nr	10.03	132.60 Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26	,
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	1 1	40.78	407.80 Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity) 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%)
5 (, , , , , , , , , , , , , , , , , ,		nr	I	
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) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10 10	nr nr	93.50 115.06	935.00 Harmonised Rate + net BMI uplift (32.63%) 1,150.60 Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks				
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	30	m	8.50	255.00 Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00 Star rate
Corrosion Inhibitor				
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00 Harmonised Rate + net BMI uplift (32.63%)

Surfaces not exceeding 300mm 2/Lin.m	lm	26.69	0.00	Harmonised Rate + net BMI uplift (

ift (32.63%)

DECORATIONS	() I V				
WALKWAYS & BALCONIES	QTY	Car UNIT	ried to Summary £	42,182.30 TOTAL	
Provisional allowance for asphalt repairs	9	Item	500.00	4,500.00	Provisional allowance
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
Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	10	m2	33.84	324.86	TP Group Quote
Remove existing spartan tiles and dispose of in skip	48	m2	7.84	376.32	TP Group Quote
PRIVATE BALCONIES					
supply and lay new decorative resin floor coating to treads & risers	27	m2	123.44	3,332.88	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
to prepare & coat upstands, skirtings & stringers	192	lm	19.1		TP Group Quote
supply and fix stair nosings	64	Im	47.4	3.033.60	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
Remove existing vinyl & dispose in skip on site	126	m2	30.6	3,855.60	TP Group Quote
COMMUNAL STAIRCASES					
WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
			ried to Summary £	29,393.26	
Helical bar across cracking brickwork. Generally to every 3rd course. FAÇADE & STRUCTURAL REPAIRS	25	lm	80.00	2,000.00	Historic rate - Carterscroft
Areas less than 0.25 sqm/joints/perps	115	m	12.00	1,380.00	
Areas 0-25-0.5 sqm	115	nr	25.00	2,875.00	
Rake out and repoint defective pointing Areas >0.5 sqm	60	m2	35.00	2,100.00	Historic rate - Carterscroft
Carry out repairs to defective bricks using coloured mortars	100	nr	12.50	1,250.00	Historic rate - Juniper House
BRICKWORK CLEANING AND REPAIRS		1112	10.00	0.00	
Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	41	m m2	7.55 15.09	309.35	Harmonised Rate + net BMI uplift
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth	130	m2	15.09		Harmonised Rate + net BMI uplifi
Ditto, to rendered tank rooms & chimneys		m2	17.74		Harmonised Rate + net BMI uplift
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	130 41	m2 m	17.74 8.87	2,306.20 363.67	Harmonised Rate + net BMI uplif
Ditto, to rendered tank rooms & chimneys	-1	m2	8.32		Harmonised Rate + net BMI uplif
prime the soffit ready to receive further coats Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	130 41	m2 m	8.32 4.16	1,081.60 170.56	Harmonised Rate + net BMI uplif
prime the soffit ready to receive further coats					

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COMMENTS

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	TOR (Preparation and Painting)					
	Ceilings	150	m2	23.13	3,469,50	Harmonised Rate + net BMI uplift (2
	Walls	503	m2	23.13		Harmonised Rate + net BMI uplift (2
	Strip ceiling surfaces	150	m2	24.37		Harmonised Rate + net BMI uplift (2
	Strip wall surfaces	503	m2	24.37		Harmonised Rate + net BMI uplift (2
	General Decorations					
	Doors	16	m2	19.23	311 53	Harmonised Rate
	Cupboards	7	m2	19.23		Harmonised Rate
	Windows	4	m2	36.07		Harmonised Rate
	Frame/cills	72	m m	9.62		Harmonised Rate
	Skirtings	228	m	9.62		Harmonised Rate
	Fascia	220		9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame to Pb balustrade	50	m	9.62		Harmonised Rate
		56 28	m	9.62		Harmonised Rate
	Brackets	20	m m2			Harmonised Rate
	Boarded soffit	40	m2	19.23		
	Frames	12	m	9.62		Harmonised Rate
	Doors	7	m2	19.23		Harmonised Rate
	Frame	20	m	9.62		Harmonised Rate
	Windows	2	m2	36.07	86.57	Harmonised Rate
	DECORATIONS		Carri	ed to Summary £	35,824.28	
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls,					
	inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs	102	Im	34.02	3,470.00	Framework - Year 14 BMI Uplift 32.
	bends, and the like				,	
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm					
	diameter, inclusive all jointing, access points, brackets, fixings, connections,	102	las	20.50	2 072 05	Fromowork Voor 14 PMI Unlift 22
	branches, making good where passing through building components, flushing on	103	lm	38.58	3,973.95	Framework - Year 14 BMI Uplift 32.
	completion, sized to suit roof area					
	RAINWATER GOODS					
		OTV		ed to Summary £	7,443.95	
н	FRA WORKS	QTY	UNIT	RATE	TOTAL	
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be					
	independently tested and certified for fire and smoke by the test centre, to the					
	latest editions of either BS 476-22 or EN 1634-1. Test data must include all					
	ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-			4 050 00		
	locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,		Nr	1,950.23	0.00	Gerda Rates
	numerals, security chain). Test evidence is required of exposure to fire for both					
	sides of the door. Doorsets must be independently certified to PAS 24: 2016					
	standard. Installations to be carried out by independently certified installers, in line					
	with the manufacturers installation guidance.					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	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	1	Item		100.00	Provisional Allowance
	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.					
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 RISK ITEMS	QTY	UNIT	RATE	TOTAL	
		Ca	rried to Summary £	1,840.66	
M&E	-				
Install L.E.D festoon 110v lighting, suitably clipped per 20lm	3	Nr	160.00	480.00	
Install 110v socket (fixed)	5	Nr	35.00	315.00	
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	3	Nr	105.00	315.00	
Install 230v supply for 110v transformer Supply 3kva Transformer	1	Nr Nr	85.00 95.00	85.00 95.00	
	4	NI	05.00	05.00	
	ı		050.00	000.00	
COMMUNAL TESTING Landlord EICR's	1	Item	830.66	830 66	Framework - Year 14 BMI Uplift 3.
	v , i i				
M&E	QTY	Ca	rried to Summary £	76,215.94 TOTAL	
Provisional allowance for compartmentation to roof spaces FRA WORKS	6	Item	10,000.00	60,000.00	Provisional Allowance, No access
Extra over for pre-liminaries in association with the above; non-working supervisor & Certification.	2		40.000.00	~~~~~~	
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 30-minute FR access hatches; includes removal of hatches within existing fire curtains					
Supply and fit firehalt fire barrier (30-minute FR) on party wall lines					
LOFT SPACE WORKS					
Carry out compartmentation works as per cablesheer reports	1	Item		5,130.00	Phoenix Green Quote
Provisional allowance for additional FRA works	1	Item		3,000.00	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
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 7.2.9.1 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 7.2.7.1 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 7.2.4.1 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
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

COMMENTS

32.63%

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	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		Carrie	ed to Summary £	30,000.00	
	SUMMARY	QTY	UNIT		TOTAL	
	54-82 Wivenhoe					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				42,678.08	
В	ROOF REPAIRS				29,920.53	
с	WINDOW REPAIRS				18,322.80	
D	FAÇADE & STRUCTURAL REPAIRS				29,393.26	
E	WALKWAYS & BALCONIES				42,182.30	
F	DECORATIONS				35,824.28	
G	RAINWATER GOODS				7,443.95	
н	FRA WORKS				76,215.94	
1	M&E				1,840.66	
1	RISK ITEMS				30,000.00	
	54-82 Wivenhoe		Carried to Sec	tion Summary £	313,821.79	

				DER PRICE		
REF	ITEM	QTY	UNIT	RATE	TOTAL	
A B C D E F G H I J	 84-100 Wivenhoe Close 84-100 Wivenhoe Close is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS 					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	9	Item	33.16	298.42	Framework - Year 14 BMI Uplift
	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
	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
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift
	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

COMMENTS

lift 32.63%

lift 32.63%

lift 32.63%

lift 32.63%

	ACCESS TO WORKS AT HEIGHT					
В	ROOF REPAIRS	QTY	Carri	ed to Summary £ RATE	88,740.61 TOTAL	
D		Q I I			TOTAL	
	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	9	Nr	750.00	6,750.00	Historic Rate Arnold Dobson
	works are complete					
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs					
	Replace broken slates in patch up to 0.5 M2					
	Replace patch of broken slate up to 1 m2.					
	Replace ally ridge detail					
	Carry out repalcement lead work to vents on roof	9	lte us	1 000 00	0 000 00	
	All of the above:-	9	Item	1,000.00	9,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	1	ltem		24,480.00	Phoenix Green Quote
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting,					
	fixing, end caps, adjustment to gutter brackets and the like	106	lm	20.16	2,136.93	Framework - Year 14 BMI Uplift 3
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end					
	caps, adjustment to gutter brackets and the like	162	lm	49.94	8,090.28	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	63	lm	49.94	3,146.22	Historic Rate Tappesfield
	ROOF REPAIRS		Carri	ed to Summary £	53,603.43	
C	ROOF REPAIRS WINDOW REPAIRS	QTY	Carri UNIT	ed to Summary £	53,603.43 TOTAL	
С	WINDOW REPAIRS	QTY				
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's		UNIT	RATE	TOTAL	
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows	9	UNIT	RATE 280.00	TOTAL 2520.00	Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent	9 9	UNIT dwellings Nr	RATE 280.00 19.00	TOTAL 2520.00 171.00	Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle	9 9 9	UNIT dwellings Nr Nr Nr	RATE 280.00 19.00 16.00	TOTAL 2520.00 171.00 144.00	Historic rates Historic rates Historic rates
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	9 9 9 18	UNIT dwellings Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00	TOTAL 2520.00 171.00 144.00 558.00	Historic rates Historic rates Historic rates Historic rates Historic rates
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor	9 9 9 18 9	UNIT dwellings Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52	TOTAL 2520.00 171.00 144.00 558.00 130.68	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	9 9 9 18	UNIT dwellings Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00	TOTAL 2520.00 171.00 144.00 558.00 130.68 945.00	Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	9 9 9 18 9 9	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 2520.00 171.00 144.00 558.00 130.68 945.00 1,800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	9 9 9 18 9 9 9	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 2520.00 171.00 144.00 558.00 130.68 945.00 1,800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	9 9 9 18 9 9 9	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 2520.00 171.00 144.00 558.00 130.68 945.00 1,800.00 1,800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	9 9 18 9 9 9 9	UNIT dwellings Nr Nr Nr Nr Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	TOTAL 2520.00 171.00 144.00 558.00 130.68 945.00 1,800.00 1,800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	9 9 9 18 9 9 9 9	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 2520.00 171.00 144.00 558.00 130.68 945.00 1,800.00 1,800.00 2,250.00 10,318.68	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	9 9 18 9 9 9 9	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 2520.00 171.00 144.00 558.00 130.68 945.00 1,800.00 1,800.00 2,250.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	9 9 9 18 9 9 9 9	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 2520.00 171.00 144.00 558.00 130.68 945.00 1,800.00 1,800.00 2,250.00 10,318.68	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	9 9 9 18 9 9 9 9	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 2520.00 171.00 144.00 558.00 130.68 945.00 1,800.00 1,800.00 2,250.00 10,318.68	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	9 9 9 18 9 9 9 9	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 2520.00 171.00 144.00 558.00 130.68 945.00 1,800.00 1,800.00 2,250.00 10,318.68 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

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COMMENTS

olift (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 cocrete	107	m2	1.82	194.74	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	36	nr	10.44	372.36	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr nr nr nr nr	8.12 8.70 10.94 14.84 23.21	0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10 10 10 10 10 10 10	nr nr nr nr nr nr	10.03 13.26 15.83 19.07 23.72 39.79	132.60 158.30 190.70 237.20	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10 10 10 10 10 10	nr nr nr nr nr nr	14.26 26.03 39.46 51.56 63.99 82.56	260.30 394.60 515.60 639.90	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not					
exceeding 75mm. Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr nr nr nr nr	20.64 40.78 64.16 76.10 93.50 115.06	0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	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 Surfaces not exceeding 300mm 2/Lin.m		m2 Im	26.69 26.69		Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)

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	Anti Carbonation Protection					
	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and					
	prime the soffit ready to receive further coats					
	Surfaces exceeding 300mm girth	90	m2	8.32	748.80	Harmonised Rate + net BMI uplift
	Surfaces not exceeding 300mm	17	m	4.16	70.72	
	Ditto, to rendered tank rooms & chimneys		m2	8.32		Harmonised Rate + net BMI uplift
	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		Harmonised Rate + net BMI uplift
	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
	Application of anticarbonation decorative coatings using two coats					
	smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	90	m2	15.09	1.358.10	Harmonised Rate + net BMI uplift
	Surfaces not exceeding 300mm	17	m	7.55	128.27	
	Ditto, to rendered tank rooms & chimneys		m2	15.09		Harmonised Rate + net BMI uplift
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks using coloured mortars	150	nr	12.50	1,875.00	Historic rate - Juniper House
	Deles out and remaint defective mainting					
	Rake out and repoint defective pointing Areas >0.5 sqm	10		35.00	250.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm	10 20	m2	25.00	500.00	
	Areas less than 0.25 sqm/joints/perps	50	nr m	12.00	600.00	
		50		12.00	000.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	20	lm	80.00	1,600.00	Historic rate - Carterscroft
	FAÇADE & STRUCTURAL REPAIRS		ļ	· · · · · · · · · · · · · · · · · · ·		
			Corri	ad to Summany	44 609 07	
F		ΟΤΥ		ed to Summary £	14,628.07 TOTAI	
E	WALKWAYS & BALCONIES	QTY	Carri UNIT	ed to Summary £ RATE	14,628.07 TOTAL	
E		QTY				
E	WALKWAYS & BALCONIES	QTY				
E	WALKWAYS & BALCONIES	QTY 70			TOTAL	Phoenix Green Quote
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip		UNIT	RATE	TOTAL	Phoenix Green Quote
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan		UNIT	RATE	TOTAL 5,880.00	Phoenix Green Quote TP Group Quote
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip	70	UNIT m2	RATE 84.00	TOTAL 5,880.00	
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles	70 14	UNIT m2	RATE 84.00 33.84	TOTAL 5,880.00 473.76	TP Group Quote
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan	70	UNIT m2	RATE 84.00	TOTAL 5,880.00 473.76	
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	70 14	UNIT m2 m2	RATE 84.00 33.84 1511.17	TOTAL 5,880.00 473.76 10,578.19	TP Group Quote TP Group Quote
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands &	70 14	UNIT m2 m2	RATE 84.00 33.84	TOTAL 5,880.00 473.76 10,578.19	TP Group Quote
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs	70 14 7	UNIT m2 m2 nr	RATE 84.00 33.84 1511.17	TOTAL 5,880.00 473.76 10,578.19	TP Group Quote TP Group Quote
E	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies	70 14 7	UNIT m2 m2 nr Item	RATE 84.00 33.84 1511.17	TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95	TP Group Quote TP Group Quote Provisional allowance
F	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs	70 14 7	UNIT m2 m2 nr Item	RATE 84.00 33.84 1511.17 500.00	TOTAL 5,880.00 473.76 10,578.19 3,500.00	TP Group Quote TP Group Quote Provisional allowance
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS	70 14 7 7	UNIT m2 m2 nr Item	RATE 84.00 33.84 1511.17 500.00 ed to Summary £	TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95	TP Group Quote TP Group Quote Provisional allowance
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES	70 14 7 7	UNIT m2 m2 nr Item	RATE 84.00 33.84 1511.17 500.00 ed to Summary £	TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95	TP Group Quote TP Group Quote Provisional allowance
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS	70 14 7 7	UNIT m2 m2 nr Item	RATE 84.00 33.84 1511.17 500.00 ed to Summary £	TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95	TP Group Quote TP Group Quote Provisional allowance
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS Prepare and redecorate previously decorated surfaces within communal areas	70 14 7 7	UNIT m2 m2 nr Item	RATE 84.00 33.84 1511.17 500.00 ed to Summary £	TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95	TP Group Quote TP Group Quote Provisional allowance
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)	70 14 7 7	UNIT m2 m2 nr Item Carri UNIT	RATE 84.00 33.84 1511.17 500.00 ed to Summary £ RATE	TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95	TP Group Quote TP Group Quote Provisional allowance
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings	70 14 7 7	UNIT m2 m2 nr Item Carri UNIT	RATE 84.00 33.84 1511.17 500.00 ed to Summary £ RATE 23.13	TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95	TP Group Quote TP Group Quote Provisional allowance Harmonised Rate + net BMI uplift
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	70 14 7 7	UNIT m2 m2 nr Item Carri UNIT	RATE 84.00 33.84 1511.17 500.00 500.00 ed to Summary £ RATE 23.13 23.13 23.13	TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95	TP Group Quote TP Group Quote Provisional allowance Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	70 14 7 7	UNIT m2 m2 nr ltem Carri UNIT m2 m2 m2 m2 m2 m2 m2	RATE 84.00 33.84 1511.17 500.00 ed to Summary £ RATE 23.13 23.13 23.13 23.13 24.37	TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95	TP Group Quote TP Group Quote Provisional allowance Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	70 14 7 7	UNIT m2 m2 nr Item Carri UNIT	RATE 84.00 33.84 1511.17 500.00 500.00 ed to Summary £ RATE 23.13 23.13 23.13	TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95	TP Group Quote TP Group Quote Provisional allowance
	WALKWAYS & BALCONIES PRIVATE BALCONIES Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	70 14 7 7	UNIT m2 m2 nr ltem Carri UNIT m2 m2 m2 m2 m2 m2 m2	RATE 84.00 33.84 1511.17 500.00 ed to Summary £ RATE 23.13 23.13 23.13 23.13 24.37	TOTAL 5,880.00 473.76 10,578.19 3,500.00 20,431.95	TP Group Quote TP Group Quote Provisional allowance Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift

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	M&E	QTY	UNIT	RATE	TOTAL	
		071/		ried to Summary £	16,243.46	
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations FRA WORKS	9	Nr	500.00	4,500.00	Provisional Allowance
	LOFT SPACE WORKS					
	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
	intake cupboard door (timber), situated across from 96, x1 in total.	1	Nr	50.00	50.00	Provisional Allowance
	Provisional allowance for additional FRA works Issue 7.4.2.1 Provide and fit a 'Fire Door Keep Locked' sign on the electrical	1	Item		2,000.00	Provisional Allowance
	FRA					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	3	Nr	100.00	300.00	Provisional Allowance
	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	3	Nr	1,950.23		Gerda Rates Gerda Rates
	FED's Manufacture, supply and install new FD30s fire door set. Door sets must be					
Н	FRA WORKS	QTY	UNIT	RATE	TOTAL	
	RAINWATER GOODS			ried to Summary £	6,075.33	
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	64	Im	38.58	2,469.25	Framework - Year 14 BMI Uplift 3
	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	Im	34.02	3,606.08	Framework - Year 14 BMI Uplift 3
G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	DECORATIONS		Car	ried to Summary £	21,977.52	
	Meter cupboards	24	no	19.23	461.52	Harmonised Rate
	Doors Frame	20 50	m2 m	19.23 9.62		Harmonised Rate Harmonised Rate
	Ceilings to ground floor flats	362	m2	19.23	6,961.26	Harmonised Rate
	Rwp Small rail	82 15	m m	9.62 9.62		Harmonised Rate Harmonised Rate
	Frame/posts to Pb balustrade	1302	m	9.62		Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Cladding Fascia	12	m2 m	19.23 9.62		Harmonised Rate Harmonised Rate

t 32.63%

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COMMENTS

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

t 32.63%

COMMENTS

REF	ITEM		TASK ORI	DER PRICE		
KEF	ITEM	QTY	UNIT	RATE	TOTAL	
	102-128 Wivenhoe 102-128 Wivenhoe Close is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors.					
	GENERALLY					
	The works in this section comprise the following:-					
A B C D E F G H I J	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
					-	
	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	14	Item	33.16	464.21	Framework - Year 14 BMI Uplift 32
	times.					
	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
	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
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32
	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
	ACCESS TO WORKS AT HEIGHT		<u> </u>		.	
			Carri	ed to Summary £	51,565.50	Ц

COMMENTS

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Renew hinges Renew restrictor Renew restrictor 28 Nr 31.00 868.00 Historic rates Renew tilt and turn top hinge Mastic renewal Glazing replacement 14 Nr 14.52 203.28 Historic rates CLADDING 14 Item 200.00 Provisional Allowance CLADDING 14 Item 250.00 Provisional Allowance WINDOW REPAIRS Carried to Summary £ 16,051.28 D FAÇADE & STRUCTURAL REPAIRS QTY UNIT RATE CONCRETE REPAIRS 103 m2 3,75 386.25 Survey 103 m2 3,75 386.25		-				266.00	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 Nr 105.00 1,470.00 Historic rates Glazing replacement 14 Nr 105.00 1,470.00 Provisional Allowance CLADDING 14 Item 200.00 2,800.00 Provisional Allowance Provisional allowance for repairs to isolated damaged slates 14 Item 250.00 3,500.00 Provisional Allowance VINDOW REPAIRS Carried to Summary £ 16,051.28 16,051.28 16,051.28 D FACADE & STRUCTURAL REPAIRS QTY UNIT RATE TOTAL CONCRETE REPAIRS QTY UNIT RATE TOTAL Jet washing existing concrete 103 m2 3.75 386.25 Harmonised Rate + net BMI uplift (
Renew tilt and turn top hinge 14 Nr 105.00 1,470.00 Historic rates Mastic renewal 14 14 Item 200.00 2,800.00 Provisional Allowance CLADDING 14 Item 200.00 2,800.00 Provisional Allowance 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 16,051.28 16,051.28 16,051.28 D FAÇADE & STRUCTURAL REPAIRS QTY UNIT RATE TOTAL CONCRETE REPAIRS 103 m2 3,75 386.25 Harmonised Rate + net BMI uplift (Survey Survey 103 m2 3,75 386.25 Harmonised Rate + net BMI uplift (
Mastic renewal Glazing replacement 14 Item 200.00 2,800.00 Provisional Allowance CLADDING 14 Item 200.00 2,800.00 Provisional Allowance Provisional allowance for repairs to isolated damaged slates 14 Item 250.00 Provisional Allowance WINDOW REPAIRS 14 Item 250.00 Provisional Allowance D FAÇADE & STRUCTURAL REPAIRS QTY UNIT RATE TOTAL CONCRETE REPAIRS QTY UNIT RATE TOTAL Surface Preparation 103 m2 3.75 386.25 Harmonised Rate + net BMI uplift (
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 VINDOW REPAIRS 14 Item 250.00 3,500.00 Provisional Allowance D FAÇADE & STRUCTURAL REPAIRS QTY UNIT RATE 16,051.28 CONCRETE REPAIRS QTY UNIT RATE TOTAL Surface Preparation Jet washing existing concrete 103 m2 3.75 386.25 Harmonised Rate + net BMI uplift (Survey Survey 103 m2 3.75 386.25 Harmonised Rate + net BMI uplift (
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 16,051.28 16,051.28 D FAÇADE & STRUCTURAL REPAIRS QTY UNIT RATE TOTAL Concrete REPAIRS Surface Preparation Jet washing existing concrete 103 m2 3.75 386.25 Harmonised Rate + net BMI uplift (
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 16,051.28 16,051.28 D FAÇADE & STRUCTURAL REPAIRS QTY UNIT RATE TOTAL Concrete REPAIRS Surface Preparation Jet washing existing concrete 103 m2 3.75 386.25 Harmonised Rate + net BMI uplift (
WINDOW REPAIRS Carried to Summary £ 16,051.28 D FAÇADE & STRUCTURAL REPAIRS QTY UNIT RATE TOTAL CONCRETE REPAIRS Surface Preparation Jet washing existing concrete 103 m2 3.75 386.25 Harmonised Rate + net BMI uplift (
D FAÇADE & STRUCTURAL REPAIRS QTY UNIT RATE TOTAL CONCRETE REPAIRS GONCRETE REPAIRS Jet washing existing concrete 103 m2 3.75 386.25 Harmonised Rate + net BMI uplift (Provisional allowance for repairs to isolated damaged slates	14	Item	250.00	3,500.00	Provisional Allowance
D FAÇADE & STRUCTURAL REPAIRS QTY UNIT RATE TOTAL CONCRETE REPAIRS CONCRETE REPAIRS A		WINDOW REPAIRS					
CONCRETE REPAIRS Surface Preparation Jet washing existing concrete Survey			OTY				
Surface Preparation Jet washing existing concrete Survey			QIT	UNIT	RAIE	TOTAL	
Jet washing existing concrete 103 m2 3.75 386.25 Harmonised Rate + net BMI uplift (and the second seco	1						
Survey		CONCRETE REPAIRS					
			-				
		Surface Preparation	103	m2	3.75	386.25	Harmonised Rate + net BMI uplift (
Carry out visual survey & hammer test to all areas of concrete103m21.96201.88Harmonised Rate + net BMI uplift (Surface Preparation Jet washing existing concrete	103	m2	3.75	386.25	Harmonised Rate + net BMI uplift (
		Surface Preparation Jet washing existing concrete	103	m2	3.75	386.25	Harmonised Rate + net BMI uplift (

32.63%

COMMENTS

COMMENTS

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Carry out full cover meter survey to all areas of cocrete	103	m2	1.82	187.46	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	34	nr	10.44	358.44	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)	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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but not					
exceeding 25mm.					
lot exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26		Harmonised Rate + net BMI uplift (32.63%)
over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift (32.63%)
	10		19.07		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr			
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but not					
exceeding 50mm.					
lot exceeding 0.01m2. (Provisional Quantity)	10	nr	14.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10		115.06		Harmonised Rate + net BMI uplift (32.63%)
over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.00	1,150.00	Tramonised Nate + Het Divir upint (32.03 %)
lairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika	20	m	8.50	170.00	Historic rate - Juniper House
AonoTop 615 repair mortar					
o 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					
nstallation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69		Harmonised Rate + net BMI uplift (32.63%)
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)

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
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
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
Surfaces not exceeding 300mm	28	m	8.87	248.36	

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	0 - 102-120 WIVeIIIIOe					
	Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift (32
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	75 28	m2 m m2	15.09 7.55 15.09	211.26	Harmonised Rate + net BMI uplift (3 Harmonised Rate + net BMI uplift (3
	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 Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps Helical bar across cracking brickwork. Generally to every 3rd course.	60 115 115 25	m2 nr m	35.00 25.00 12.00 80.00	2,875.00 1,380.00	
	FAÇADE & STRUCTURAL REPAIRS			I		
	-			ied to Summary £	23,954.00	
E	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
	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		Carri	ied to Summary £	15,100.75	
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
	Walls Strip ceiling surfaces		m2 m2	23.13 24.37		Harmonised Rate + net BMI uplift (28 Harmonised Rate + net BMI uplift (28
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28
	General Decorations					
	Soffits		m2	19.23		Harmonised Rate
	Cladding	8	m2	19.23		Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit Frame to Pb balustrade	120	m	9.62 9.62		Harmonised Rate Harmonised Rate
	Brackets	120	m m	9.62		Harmonised Rate
	Flat entrance doors	18	m2	19.23		Harmonised Rate
	Side screen	8	m2	36.07	288.56	Harmonised Rate
	Frame	40	m	9.62		Harmonised Rate
	Garage doors	25	m2	19.23		Harmonised Rate
	Frames	38	m	9.62		Harmonised Rate
	cupboard door	28	m2	19.23		Harmonised Rate
	Frame	80	m	9.62	769.60	Harmonised Rate
I	1	I	I	I		l

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	DECORATIONS		Carri	ied 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 32.6
	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 32.6
	RAINWATER GOODS		0		0.007.00	
Н	FRA WORKS	QTY	UNIT	ied to Summary £ RATE	6,397.28 TOTAL	
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	1,200.00		Provisional Allowance
	FRA					
	Provisional allowance for additional FRA works	1	Item		2,500.00	Provisional Allowance
	Item 7.2.1.1 Secondary means of escape doors should be removed and the area bricked off to both sides to provide a minimum of 60 minutes fire separation between maisonettes.	1	ltem			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

2.63%

2.63%

	FRA WORKS		Corri	ed to Summary £	29,180.00	
l	M&E	QTY	UNIT	RATE	TOTAL	
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 32.63
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	3	Nr	105.00	315.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
		3	Nr	160.00	480.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	5		100.00	460.00	
	M&E			ed to Summary £	1,840.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	
	Additional asbestos removal	1	Item		5,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	Item		5,000.00	
	Provisional allowance for unforeseen works arising	1	Item		5,000.00	
	RISK ITEMS		Carrie	ed to Summary £	15,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	
	102-128 Wivenhoe					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				51,565.50	
В	ROOF REPAIRS				38,345.77	
С	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	
н	FRA WORKS				29,180.00	
	M&E				1,840.66	
J	RISK ITEMS 102-128 Wivenhoe				15,000.00	
			Carried to Sec	tion Summary £	202,013.53	

COMMENTS

32.63%

COMMENTS

DEE			TASK ORI	DER PRICE		
REF	IIEM	QTY	UNIT	RATE	TOTAL	
REF A B C D E F G H I J	ITEM I-10 Galatea I-10 Galatea I-10 Galatea Square is a terraced block of street accessed residential dwellings with upper-level maisonettes accessed through a communal area, with the accommodation being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS COMMUNAL DOORS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS	QTY			TOTAL	
K	RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	10	Item	33.16	331.58	Framework - Year 14 BMI Uplift
	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
	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
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift
	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	

COMMENTS

lift 32.63%

lift 32.63%

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lift 32.63%

			Carrie	ed to Summary £	31,266.19	
В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	TEMPORARY DORMER					
	Take down existing tiles and telt to form opening and creation of temporary					
	dormer, set aside existing materials for reuse and reinstate roof once loft space	10	Nr	750.00	7,500.00	Historic Rate Arnold Dobson
	works are complete					
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs					
	Replace broken slates in patch upto 0.5 M2					
	Replace patch of broken slate upto 1 m2.					
	Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding,					
	sheathing felts, tilting battens and the like nominal width 600mm					
	Replace ally ridge detail					
	Carry out repalcement lead work to vents on roof					
	All of the above:-	10	nr	1,000.00	10,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	23	lm	14.66	329.85	Historic Rate Tappesfield
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting,	90	lm	20.16	1.814.38	Framework - Year 14 BMI Uplift 3
	fixing, end caps, adjustment to gutter brackets and the like				.,	
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	407			0.040.00	
	caps, adjustment to gutter brackets and the like	127	lm	49.94	6,342.38	Historic Rate Tappesfield
	take down and install UDVC, humbs Deard Devreheard inclusive all suffing. fiving					
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	38	Im	49.94	1,897.72	Historic Rate Tappesfield
	ROOF REPAIRS		•			
			Carrie	ad to Summary f	27 884 33	
С	WINDOW AND DOOR WORKS	QTY		ed to Summary £ RATE	27,884.33 TOTAL	
C	WINDOW AND DOOR WORKS	QTY	Carrie UNIT	ed to Summary £ RATE	27,884.33 TOTAL	
C	WINDOW AND DOOR WORKS WINDOW REPAIRS - Provisional Qty's	QTY				
C		QTY 10	UNIT		TOTAL	Historic rates
С	WINDOW REPAIRS - Provisional Qty's			RATE	TOTAL 2,800.00	
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows	10	UNIT	RATE 280.00	TOTAL 2,800.00 190.00	Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	10 10 10 20	UNIT dwellings Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00	TOTAL 2,800.00 190.00 160.00 620.00	Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor	10 10 10 20 10	UNIT dwellings Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52	TOTAL 2,800.00 190.00 160.00 620.00 145.20	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	10 10 10 20 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	10 10 10 20 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	10 10 10 20 10 10	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	10 10 10 20 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	10 10 20 10 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	10 10 10 20 10 10 10	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
<u>c</u>	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	10 10 20 10 10 10 10	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	10 10 20 10 10 10 10	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW AND DOOR WORKS	10 10 10 20 10 10 10 10	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 2,800.00 190.00 160.00 620.00 145.20 1,050.00 2,000.00 2,000.00 2,500.00 11,465.20	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

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COMMENTS

	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)			·		
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	ied to Summary £ RATE	0.00 TOTAL	
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	20	m2	3.75	75.00	Harmonised Rate + net BMI uplift
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	20	m2	1.96	39.20	Harmonised Rate + net BMI uplift
	Carry out full cover meter survey to all areas of cocrete	20	m2	1.82	36.40	Harmonised Rate + net BMI uplift
	Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	7	nr	10.44	69.60	Harmonised Rate + net BMI uplift
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	1	nr	20.56	20.56	Harmonised Rate + net BMI uplift
	Concrete Repairs - Please note all quantities are provisional					
	כעו טעו מווע ופאמוו כטווטופופ ווו אמנטופט נט טוומוו מופמט, עפאנוו ווטו פאטפטעוווץ					
	Not exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12	40.60	Harmonised Rate + net BMI uplift
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70		Harmonised Rate + net BMI uplift
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94		Harmonised Rate + net BMI uplift
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84		Harmonised Rate + net BMI uplift
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21		Harmonised Rate + net BMI uplift
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift
	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
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26		Harmonised Rate + net BMI uplift
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83	79.15	Harmonised Rate + net BMI uplift
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35	Harmonised Rate + net BMI uplift
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		Harmonised Rate + net BMI uplift
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift
	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
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		Harmonised Rate + net BMI uplift
	Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56		Harmonised Rate + net BMI uplift
	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
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78		Harmonised Rate + net BMI uplift
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16		Harmonised Rate + net BMI uplift
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10		Harmonised Rate + net BMI uplift
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Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06	575.30	Harmonised Rate + net E
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 Ho
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm Surfaces not exceeding 300mm 2/Lin.m		m2 Im	26.69 26.69		Harmonised Rate + net I Harmonised Rate + net I
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats Surfaces exceeding 300mm girth		m2	8.32	0.00	Harmonised Rate + net l
Surfaces exceeding 300mm	20	m	4.16	83.20	
Ditto, to rendered tank rooms & chimneys		m2	8.32		Harmonised Rate + net I
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping			47.74	0.00	
Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	20	m2 m	17.74	0.00 177.40	Harmonised Rate + net
Ditto, to rendered tank rooms & chimneys	20	m2	17.74		Harmonised Rate + net
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces			45.00	0.00	
Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	20	m2 m	15.09 7.55	150.90	Harmonised Rate + net
Ditto, to rendered tank rooms & chimneys	20	m2	15.09		Harmonised Rate + net
BRICKWORK CLEANING AND REPAIRS					
Carry out repairs to defective bricks using coloured mortars	86	nr	12.50	1,075.00	Historic rate - Juniper H
Rake out and repoint defective pointing	05		05.00	075.00	Historic rate - Carterscro
Areas >0.5 sqm Areas 0-25-0.5 sqm	25 30	m2 nr	35.00 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 - Carterscro
FAÇADE & STRUCTURAL REPAIRS		Carr	ied to Summary £	9,609.26	
WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
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 &			1511.17		TP Group Quote

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	Provisional allowance for asphalt repairs	5	Item	500.00	2,500.00	Provisional allowance
	WALKWAYS & BALCONIES		Carr	ied to Summary £	10,786.25	
G	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
	Walls		m2	23.13		Harmonised Rate + net BMI uplift
	Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift
	General Decorations					
	Soffits		m2	19.23		Harmonised Rate
	Cladding	8	m2	19.23	153.84	Harmonised Rate
	Fascia		m	9.62		Harmonised Rate
	soffit	450	m	9.62	4 4 4 2 0 0	Harmonised Rate Harmonised Rate
	Frame to Pb balustrade Brackets	150	m	9.62		Harmonised Rate
	Flat entrance doors	12 18	m m2	9.62 19.23		Harmonised Rate
	Side screen	8	m2	36.07		Harmonised Rate
	Frame	50	m	9.62		Harmonised Rate
	Garage doors	32	m2	19.23		Harmonised Rate
	Frames	48	m	9.62		Harmonised Rate
	cupboard door	36	m2	19.23		Harmonised Rate
	Frame	100	m	9.62	962.00	Harmonised Rate
	DECORATIONS		-			
			Carr	ied to Summary £	5,559.38	
н	RAINWATER GOODS	QTY	Carr	RATE	5,559.38 TOTAL	
Н		QTY		-	-	
Н	Take down existing guttering and replace with marley 150mm deep flow to falls,		UNIT	RATE	TOTAL	
Н	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	QTY 90		-	TOTAL	Framework - Year 14 BMI Uplift 3
H	Take down existing guttering and replace with marley 150mm deep flow to falls,		UNIT	RATE	TOTAL	
H	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		UNIT	RATE	TOTAL	
H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm	90	Im	RATE 34.02	TOTAL 3,061.76	Framework - Year 14 BMI Uplift 3
H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections,		UNIT	RATE	TOTAL 3,061.76	
H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm	90	Im	RATE 34.02	TOTAL 3,061.76	Framework - Year 14 BMI Uplift 3
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H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on	90	UNIT Im Im	RATE 34.02 38.58	TOTAL 3,061.76 1,350.37	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3
H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	90	UNIT Im Im	RATE 34.02	TOTAL 3,061.76	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3
H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS	90 35	UNIT Im Im Carr	RATE 34.02 38.58 ied to Summary £	TOTAL 3,061.76 1,350.37 4,412.14	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3
H	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 likeTake 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 areaRAINWATER GOODS	90 35	UNIT Im Im Carr	RATE 34.02 38.58 ied to Summary £	TOTAL 3,061.76 1,350.37 4,412.14	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3
H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS	90 35	UNIT Im Im Carr	RATE 34.02 38.58 ied to Summary £	TOTAL 3,061.76 1,350.37 4,412.14	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3
H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be	90 35	UNIT Im Im Carr	RATE 34.02 38.58 ied to Summary £	TOTAL 3,061.76 1,350.37 4,412.14	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3
H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the	90 35	UNIT Im Im Carr	RATE 34.02 38.58 ied to Summary £	TOTAL 3,061.76 1,350.37 4,412.14	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3
H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be	90 35 QTY	UNIT Im Im Carr	RATE 34.02 38.58 ied to Summary £	TOTAL 3,061.76 1,350.37 4,412.14	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3
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H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both	90 35 QTY	UNIT Im Im Carr UNIT	RATE 34.02 38.58 ied to Summary £ RATE	TOTAL 3,061.76 1,350.37 4,412.14 TOTAL	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3
H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016	90 35 QTY	UNIT Im Im Carr UNIT	RATE 34.02 38.58 ied to Summary £ RATE	TOTAL 3,061.76 1,350.37 4,412.14 TOTAL	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3
I	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line	90 35 QTY	UNIT Im Im Carr UNIT	RATE 34.02 38.58 ied to Summary £ RATE	TOTAL 3,061.76 1,350.37 4,412.14 TOTAL	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3
H	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016	90 35 QTY	UNIT Im Im Carr UNIT	RATE 34.02 38.58 ied to Summary £ RATE	TOTAL 3,061.76 1,350.37 4,412.14 TOTAL	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3
I	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.	90 35 QTY	UNIT Im Im Im Carr UNIT	RATE 34.02 38.58 ied to Summary £ RATE 1,950.23	TOTAL 3,061.76 1,350.37 4,412.14 TOTAL	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3 Gerda Rates
I	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line	90 35 QTY	UNIT Im Im Carr UNIT	RATE 34.02 38.58 ied to Summary £ RATE	TOTAL 3,061.76 1,350.37 4,412.14 TOTAL	Framework - Year 14 BMI Uplift 3 Framework - Year 14 BMI Uplift 3

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Provisional allowance for additional FRA works 1 Item 2,000.00 Provisional Allowa Provisional Allowance for compartmentation Works 1 Item 5,000.00 Provisional Allowa Provisional allowance for additional compartmentation works to garages 3 nr 1,000.00 8,000.00 Provisional Allowa LOFT SPACE WORKS 10 Nr 500.00 5,000.00 Provisional Allowa Provisional allowance for additional firestopping to existing fire breaks and service penetrations 10 Nr 500.00 5,000.00 Provisional Allowa J Male OTY UNIT RATE TOTAL TOTAL TOTAL J Male OTY UNIT RATE TOTAL Framework - Year Landlord EICR's 1 Item 830.66 Framework - Year TemPORARY LIGHTING 1 Nr 85.00 95.00 Install 10' socket (fixed) 10 Nr 35.00 35.00 Install 11' socket (fixed) 1 Nr 35.00 320.00 Install 11' socket (fixed) 1 Item 2,500.00 320.00 Install 11' socket (fixed) 1 Nr 87.00 32.00 Install 11' socket (fixed) 1 Ite	
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Additional works identified on site following further investigation, surveys and access to works at height1Item5,000.00	
access to works at height	
Provisional allowance for unforeseen works arising 1 Item 2,500.00	
RISK ITEMS Carried to Summary £ 10,000.00	
SUMMARY QTY UNIT RATE TOTAL	
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	

t 32.63%

COMMENTS

	1-10 Galatea	Carrie	ed to Section Summary £	132,558.40	
к	RISK ITEMS			10,000.00	
J	M&E			1,575.66	
1	FRA WORKS			20,000.00	
н	RAINWATER GOODS			4,412.14	
G	DECORATIONS			5,559.38	



REF	ITCM		TASK ORD	DER PRICE		
KEF	ITEM	QTY	UNIT	RATE	TOTAL	
	11-25 Galatea					
	11-25 Galatea Square is stand-alone block accessed through a communal area,					
	with the accommodation for being spread over three floors.					
	GENERALLY					
	The works in this section comprise the following:-					
Α	ACCESS TO WORKS AT HEIGHT					
в	ROOF REPAIRS					
С	WINDOW OVERHAULS					
D	COMMUNAL DOORS					
E	FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS					
F G	DECORATIONS AND REPAIRS					
н	RAINWATER GOODS					
1	FRA WORKS					
J	M&E					
К	RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all					
	necessary temporary signs to direct occupiers and public. Provide all necessary	15	Itom	33.16	407.26	Framework - Year 14 BMI Uplift 3
	hoardings and barriers to protect occupiers and public from work areas at all	15	ltem	55.10	497.30	
	times.					
	Protect all existing retained fixtures and fittings, plants and garden areas for	45			004 70	
	duration of contract.	15	Item	66.32	994.73	Framework - Year 14 BMI Uplift 3
	Allow for the temporary unclipping of all wires, reclip on completion both externally					
	and internally. Include for the protection and possible resisting aerials,	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 3
	telecommunication cables, door entry wiring and the like.	I	licin	00.47	00.47	
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 3
	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	1.0	Item	40,853.00	10 853 00	MAC Quote
	Design and Management Regulations and Annex 2 - Code of Practice for	1.0		40,003.00	40,000.00	
	Scaffolding.					
	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 3

COMMENTS

ift 32.63%

ift 32.63%

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ift 32.63%

ift 32.63%

В				ed to Summary £	47,046.97	
	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	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
				11.00	221.20	
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting,	62	lm	20.16	1 2/0 01	Framework - Year 14 BMI Uplift 3
	fixing, end caps, adjustment to gutter brackets and the like	02		20.10	1,249.91	
	Take down and Install I IDVC lumba Poard Ecosis inclusive all suffing fiving and					
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	134	lm	49.94	6,691.96	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,	75	lm	49.94	3 7/5 50	Historic Rate Tappesfield
	end caps, adjustment to gutter brackets and the like	15		49.94	0,740.00	
	ROOF REPAIRS					
				ed to Summary £	21,914.60	
	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
	WINDOW REPAIRS - Provisional Quy's					
	Clean, ease and adjust windows	15	dwellings	280.00	4200.00	Historic rates
	Clean, ease and adjust windows Renew trickle vent	15 15	dwellings Nr	280.00 19.00		Historic rates Historic rates
					285.00	
	Renew trickle vent	15	Nr	19.00	285.00 240.00	Historic rates
	Renew trickle vent Renew handle	15 15	Nr Nr	19.00 16.00	285.00 240.00 930.00	Historic rates Historic rates
	Renew trickle vent Renew handle Renew hinges	15 15 30	Nr Nr Nr	19.00 16.00 31.00	285.00 240.00 930.00 217.80	Historic rates Historic rates Historic rates
	Renew trickle vent Renew handle Renew hinges Renew restrictor	15 15 30 15	Nr Nr Nr Nr	19.00 16.00 31.00 14.52	285.00 240.00 930.00 217.80 1575.00	Historic rates Historic rates Historic rates Historic rates
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	15 15 30 15 15	Nr Nr Nr Nr Nr	19.00 16.00 31.00 14.52 105.00	285.00 240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Historic rates
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	15 15 30 15 15 15	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	15 15 30 15 15 15	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making	15 15 30 15 15 15	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same	15 15 30 15 15 15	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and	15 15 30 15 15 15	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same	15 15 30 15 15 15	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and	15 15 30 15 15 15	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing	15 15 30 15 15 15	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing and mastic, packing pieces, fixings and the like. No window to be removed unless	15 15 30 15 15 15 15	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing and mastic, packing pieces, fixings and the like. No window to be removed unless new window is on site, checked and ready for installation. All windows to be	15 15 30 15 15 15 15	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing and mastic, packing pieces, fixings and the like. No window to be removed unless new window is on site, checked and ready for installation. All windows to be 28mm double glazed, 4mm Low E glass internally, 4mm outer pane (laminated	15 15 30 15 15 15 15	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing and mastic, packing pieces, fixings and the like. No window to be removed unless new window is on site, checked and ready for installation. All windows to be 28mm double glazed, 4mm Low E glass internally, 4mm outer pane (laminated safety glass where below 1000mm from finished floor height) cavity argon filled	15 15 30 15 15 15 15	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing and mastic, packing pieces, fixings and the like. No window to be removed unless new window is on site, checked and ready for installation. All windows to be 28mm double glazed, 4mm Low E glass internally, 4mm outer pane (laminated safety glass where below 1000mm from finished floor height) cavity argon filled and centre pane U/value to be no greater than 1.2W/m2. Panels to combined	15 15 30 15 15 15 15	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing and mastic, packing pieces, fixings and the like. No window to be removed unless new window is on site, checked and ready for installation. All windows to be 28mm double glazed, 4mm Low E glass internally, 4mm outer pane (laminated safety glass where below 1000mm from finished floor height) cavity argon filled and centre pane U/value to be no greater than 1.2W/m2. Panels to combined frames to be plastisol type, self finished white internally and colour to Client's	15 15 30 15 15 15 15	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing and mastic, packing pieces, fixings and the like. No window to be removed unless new window is on site, checked and ready for installation. All windows to be 28mm double glazed, 4mm Low E glass internally, 4mm outer pane (laminated safety glass where below 1000mm from finished floor height) cavity argon filled and centre pane U/value to be no greater than 1.2W/m2. Panels to combined frames to be plastisol type, self finished white internally and colour to Client's choice externally, all panels to have U-value less than 1.2W/m2	15 30 15 15 15 15 15	Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing and mastic, packing pieces, fixings and the like. No window to be removed unless new window is on site, checked and ready for installation. All windows to be 28mm double glazed, 4mm Low E glass internally, 4mm outer pane (laminated safety glass where below 1000mm from finished floor height) cavity argon filled and centre pane U/value to be no greater than 1.2W/m2. Panels to combined frames to be plastisol type, self finished white internally and colour to Client's choice externally, all panels to have U-value less than 1.2W/m2 CLADDING Provisional allowance for repairs to isolated damaged slates	15 15 30 15 15 15 15	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement COMMUNAL WINDOW RENEWAL All window replacements include for, passive ventilation to suit location, making good to window reveals internally and externally, renewing plaster/render to same and redecoration (n.e. 300mm in width), new UPVC or timber window board and new UPVC or timber architrave to sides and head, all external weatherproofing and mastic, packing pieces, fixings and the like. No window to be removed unless new window is on site, checked and ready for installation. All windows to be 28mm double glazed, 4mm Low E glass internally, 4mm outer pane (laminated safety glass where below 1000mm from finished floor height) cavity argon filled and centre pane U/value to be no greater than 1.2W/m2. Panels to combined frames to be plastisol type, self finished white internally and colour to Client's choice externally, all panels to have U-value less than 1.2W/m2	15 30 15 15 15 15 15	Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	285.00 240.00 930.00 217.80 1575.00 3000.00 3000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance As per Schedule

ift 32.63%

	OMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	
	b be agreed with Client subject to further consultation					
С	OMMUNAL DOORSET RENEWAL					
F	ull installation of steel door and frame to Southwark standard specification					
	corporating powder coated steel portcullis entrance door and screen to agreed					
	eas all glazing in 11.5mm anti-bandit glass, LCN closer, all fixings, trims, mastic	1	Item		51,054.87	Silk & Mackman Quote
	nd making good to reveals nominal size 2200mm high x 1850mm wide, powder					
	bated steel portcullis rear door and frame.					
Ċ	OMMUNAL DOORS (PROVISIONAL ALLOWANCE)					
			Carri	ed to Summary £	51,054.87	
F.	AÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	
С	ONCRETE REPAIRS					
S	urface Preparation					
J	et washing existing concrete	104	m2	3.75	390.00	Harmonised Rate + net BMI uplift
S	urvey					
_						
С	arry out visual survey & hammer test to all areas of concrete	104	m2	1.96	203.84	Harmonised Rate + net BMI uplift
_						
C	arry out full cover meter survey to all areas of cocrete	104	m2	1.82	189.28	Harmonised Rate + net BMI uplift
~						
	arry out cross hatch adhedsion testing to previously coated concrete surfaces.	35	nr	10.44	361.92	Harmonised Rate + net BMI uplift
	his is caried out every 3m2					
	arry out chloride testing including laboratory analysis and report. Concrete areas	2	nr	20.56	41 12	Harmonised Rate + net BMI uplift
g	enerally	-				
C	oncrete Repairs - Please note all quantities are provisional					
J	עו טעו מווע ובףמוו טטווטרבוב ווו ףמנטובס נט סווומוו מובמס, עבףנוו ווטו באטבבעוווץ					
1) mm	10			04.00	Hermoniand Date 1 wet DMI 19
	ot exceeding 0.01m2. (Provisional Quantity)	10	nr	8.12		Harmonised Rate + net BMI uplift
	ver 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	8.70		Harmonised Rate + net BMI uplift
	ver 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94		Harmonised Rate + net BMI uplift
	ver 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84		Harmonised Rate + net BMI uplift
	ver 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21		Harmonised Rate + net BMI uplift
נ	ver 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift
~						
	ut out and repair concrete in patches to small areas, depth over 10mm but not					
	cceeding 25mm.					
	ot exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03		Harmonised Rate + net BMI uplift
	ver 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26		Harmonised Rate + net BMI uplift
	ver 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift
	ver 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift
	ver 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		Harmonised Rate + net BMI uplift
)	ver 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79	397.90	Harmonised Rate + net BMI uplift
	ut out and repair concrete in patches to small areas, depth over 25mm but not					
	ceeding 50mm.					
	ot exceeding 0.01m2. (Provisional Quantity)	10	nr	14.26		Harmonised Rate + net BMI uplift
C	ver 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03		Harmonised Rate + net BMI uplift
)	ver 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46		Harmonised Rate + net BMI uplift
	ver 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift
	ver 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99		Harmonised Rate + net BMI uplift
	ver 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56		Harmonised Rate + net BMI uplift
\sim	ut out and repair concrete in patches to small areas, depth over 50mm but not					
\sim			1	1 1		
	kceeding 75mm.					

COMMENTS

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Remove existing vinyl & dispose in skip on site	184	m2	30.6	5 630 40	TP Group Quote
COMMUNAL STAIRCASES					
WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
	ΟΤΥ		ied to Summary £	18,764.01	
FAÇADE & STRUCTURAL REPAIRS		1	•		
Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm	80.00	960.00	Historic rate - Carterscroft
Areas less than 0.25 sqm/joints/perps	60	m	12.00	720.00	
Areas 0-25-0.5 sqm	35	nr	25.00	875.00	
Areas >0.5 sqm	25	m2	35.00		Historic rate - Carterscroft
Rake out and repoint defective pointing					
Carry out repairs to defective bricks using coloured mortars	60	nr	12.50	750.00	Historic rate - Juniper House
BRICKWORK CLEANING AND REPAIRS					
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI up
Surfaces not exceeding 300mm	10	m	7.55	75.45	
Surfaces exceeding 300mm girth	94	m2	15.09	,	Harmonised Rate + net BMI up
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI up
Surfaces not exceeding 300mm	10	m	8.87	88.70	
Surfaces exceeding 300mm girth	94	m2	17.74	1.667.56	Harmonised Rate + net BMI up
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
			0.52	0.00	
Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	10	m m2	4.16 8.32	41.60	Harmonised Rate + net BMI up
Surfaces exceeding 300mm girth	94	m2	8.32		Harmonised Rate + net BMI upl
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
Anti Carbonation Protection					
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net BMI up
Surfaces exceeding 300mm girth 2/sqm		m2	26.69		Harmonised Rate + net BMI up
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Corrosion Inhibitor					
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
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	20	m	8.50	170.00	Historic rate - Juniper House
Hairline Cracks					
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06	1,150.60	Harmonised Rate + net BMI up
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50		Harmonised Rate + net BMI up
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	76.10	761.00	Harmonised Rate + net BMI u
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10 10	nr nr	40.78 64.16		Harmonised Rate + net BMI u Harmonised Rate + net BMI u

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	a week and low new departice regin flags anothing to low dings (holf londings	474			04 400 04	
	supply and lay new decorative resin floor coating to landings/half landings supply and lay new decorative resin floor coating to treads & risers	171 13	m2 m2	123.44 123.44		TP Group Quote TP Group Quote
		10	1112	120.44	1,004.72	
	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					
G	DECORATIONS	QTY	Cari	ied to Summary £ RATE	70,199.97 TOTAL	
•		Set 1				
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	181	m2	23.13		Harmonised Rate + net BMI uplif
	Walls	530	m2	23.13		Harmonised Rate + net BMI uplit
	Strip ceiling surfaces	181	m2	24.37		Harmonised Rate + net BMI uplit
	Strip wall surfaces	530	m2	24.37	12,916.10	Harmonised Rate + net BMI uplit
	General Decorations					
	Balustrade	26	m2	19.23		Harmonised Rate
	Doors	21	m2	19.23		Harmonised Rate
	Cupboards	29	m2	19.23		Harmonised Rate
	Windows	4	m	36.07		Harmonised Rate
	Frame/cills	110	m	9.62		Harmonised Rate
	Entrance door and screen	11	m2	36.07		Harmonised Rate
	meter cupboards	18	no	19.23		Harmonised Rate
	Skirtings	230	m	9.62		Harmonised Rate
	Cladding	8	m2	19.23		Harmonised Rate
	Fascia soffit		m	9.62 9.62		Harmonised Rate Harmonised Rate
	Frame to Pb balustrade	192	m	9.62		Harmonised Rate
	Brackets	24	m m	9.62		Harmonised Rate
	Lourve doors	4	m2	36.07		Harmonised Rate
	Garage doors	36	m2	19.23		Harmonised Rate
	Frames	54	m	9.62		Harmonised Rate
	Over panel	13	m2	19.23		Harmonised Rate
	Doors	4	m2	19.23		Harmonised Rate
	Frame	10	m	9.62		Harmonised Rate
	Windows	4	m	36.07		Harmonised Rate
	Entrance door and screen	11	m2	19.23		Harmonised Rate
	DECORATIONS		Corr	ind to Summary	42 744 54	
н	RAINWATER GOODS	QTY	UNIT	ried to Summary £	43,744.51 TOTAL	
		V(I)				
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs	64	lm	34.02	2.177.25	Framework - Year 14 BMI Uplift 3

ıplift (28.28%) ıplift (28.28%) ıplift (28.28%) ıplift (28.28%)

lift 32.63%

diar brai	te down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm meter, inclusive all jointing, access points, brackets, fixings, connections, nches, making good where passing through building components, flushing on npletion, sized to suit roof area	80	Im	38.58	3,086.57	Framework - Year 14 BMI Uplift 3
RAI	INWATER GOODS		Comi	ad to Summony C	5 202 02	
FR	A WORKS	QTY	UNIT	ed to Summary £ RATE	5,263.82 TOTAL	
inde	D's nufacture, supply and install new FD30s fire door set. Door sets must be ependently tested and certified for fire and smoke by the test centre, to the st editions of either BS 476-22 or EN 1634-1. Test data must include all					
lock nun side star	imongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- king mechanism fitted with thumb turn to internal face, 180 degrees spyhole, nerals, security chain). Test evidence is required of exposure to fire for both es of the door. Doorsets must be independently certified to PAS 24: 2016 indard. Installations to be carried out by independently certified installers, in line in the manufacturers installation guidance.		Nr	1,950.23		Gerda Rates
Pro	visional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
FR/	A					
enc	n 6.1.3.1 Replace the plastic cabinets which house the electric meters with an dosure providing 30 minutes of fire resistance: electric meter cabinets adjacent DS - flats 11 - 14, 16 – 25, x14 in total.	14	Nr	400.00	5,600.00	Provisional Allowance
the thos	n 7.1.3.1 Replace all ducting installed between the bathroom extract units and fixed metal flues installed within the communal heating cupboards and all se which connect internally of the building to a fixed metal flue. Connecting ting is required to be fire resistant.	1	ltem			See Internals Tab
loca Flat	n 7.2.9.1 Install a certified FD30S SC cross corridor door in the following ations: 1st floor - Should be positioned 7.5m away from the furthest FEDs - ts 18 & 19. 2nd floor – Should be positioned 7.5m away from the furthest FEDs ats 24 & 25, x2 door sets in total.	2	Item	5,000.00	10,000.00	Provisional Allowance
Eleo corr	n 7.4.2.1 Provide and fit a 'Fire door Keep Locked' sign to the following doors: ctrical intake/riser cupboards x4, accessed off the ground and 1st floor ridor, opposite the stairwell doors. Heating riser cupboards wood doors, x10 in I (14 complete total required).	14	Nr	50.00	700.00	Provisional Allowance
	n 7.4.2.2 Install a 'fire door keep closed' sign to the stairwell doors on the und to second floor landing areas, x3 signs required in total for the wood ors.	3	Nr	50.00	150.00	Provisional Allowance
mai	n 7.4.5.1 Provide an electrical hazard sign to the ground floor electrical lateral ins cupboard and the cupboard next to it which both have wood doors and are ated in the area opposite the stairwell door, x2 in total.	2	Nr	50.00	100.00	Provisional Allowance
	n 7.6.1.1 Provide ventilation to the stairwell area at the head of the stairs or at second floor level, this can be in the form of a window, POV etc.	1	Nr		8,000.00	Provisional Allowance
	all 2.5cm top door stops to the heating riser cupboard doors located within the und floor corridor area, x2 doors in total.	2	Nr	150.00	300.00	Provisional Allowance
Rer	new timber communal loft hatches with fire rated hatches	2	Nr	1,500.00	3,000.00	Provisional Allowance
Pro	visional allowance for additional FRA works	1	Item		5,000.00	Provisional Allowance
Car	ry out compartmentation works as per cablesheer reports	1	Item		18.021.47	Phoenix Green Quote

	1	1	1			1
	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.			10 000 00		
	Provisional allowance for additional compartmentation works to roof spaces	5	Nr	10,000.00	50,000.00	Provisional Allowance
	FRA WORKS		Carr	ied to Summary £	108,871.47	
J	M&E	QTY	UNIT	RATE	TOTAL	
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 3
	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					
К	RISK ITEMS	QTY	Carr UNIT	ied to Summary £ RATE	1,575.66 TOTAL	
	Additional asbestos removal	1	Item		10,000.00	
	Additional works identified on site following further investigation, surveys and access to works at height	1	ltem		5,000.00	
	Provisional allowance for unforeseen works arising	1	ltem		10,000.00	
	RISK ITEMS		Carr	ied to Summary £	25,000.00	
	SUMMARY	QTY	UNIT	RATE	TOTAL	
	11-25 Galatea					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				47,046.97	
-	ROOF REPAIRS				21,914.60	
В				1		
C	WINDOW REPAIRS				24,473.52	
					24,473.52 51,054.87	

t 32.63%

COMMENTS

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



REF			TASK ORD	DER PRICE		
REF	ITEM	QTY	UNIT	RATE	TOTAL	
	28-29 Galatea					
	28-29 Galatea Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.					
	GENERALLY					
	The works in this section comprise the following:-					
Α	ACCESS TO WORKS AT HEIGHT					
В						
C D	WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS					
E	BALCONIES & WALKWAYS					
F	DECORATIONS AND REPAIRS					
G	RAINWATER GOODS					
н	FRA WORKS					
	M&E RISK ITEMS					
J	RISKITEMS					
	GENERALLY		•			
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all					
	necessary temporary signs to direct occupiers and public. Provide all necessary	2	ltem	33.16	66 32	Framework - Year 14 BMI Uplift
	hoardings and barriers to protect occupiers and public from work areas at all	2		00.10	00.02	
	times.					
	Protect all existing retained fixtures and fittings, plants and garden areas for		lt		400.00	Framework Veer 14 DMI Unlift
	duration of contract.	2	Item	66.32	132.63	Framework - Year 14 BMI Uplift
	Allow for the temperaty undinging of all wires, realin on completion both externally					
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials,	1	Item	99.47	90 / 7	Framework - Year 14 BMI Uplift
	telecommunication cables, door entry wiring and the like.			00.41		
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift
	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		14	40.000.00	40.000.00	MAC Quete
	Design and Management Regulations and Annex 2 - Code of Practice for	1.0	Item	12,308.00	12,308.00	MAC Quote
	Scaffolding.					
	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
	ACCESS TO WORKS AT HEIGHT			I		

COMMENTS

lift 32.63%

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lift 32.63%

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	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	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	7	Im	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 3
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	46	Im	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	Im	49.94	998.80	Historic Rate Tappesfield
	ROOF REPAIRS		Carri	ed to Summary £	7,415.48	
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows Renew trickle vent Renew handle	2 2 2	dwellings Nr Nr	280.00 19.00 16.00	38.00 32.00	Historic rates Historic rates Historic rates
	Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	4 2 2 2 2	Nr Nr Nr Item Item	31.00 14.52 105.00 200.00 200.00	29.04 210.00 400.00	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	2 2	Nr Nr	14.52 105.00	29.04 210.00 400.00	Historic rates Historic rates
	Renew restrictor Renew tilt and turn top hinge Mastic renewal	2 2 2	Nr Nr Item	14.52 105.00 200.00	29.04 210.00 400.00 400.00	Historic rates Historic rates Provisional Allowance
	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	2 2 2 2	Nr Nr Item Item	14.52 105.00 200.00 200.00 250.00	29.04 210.00 400.00 400.00 500.00	Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	2 2 2 2	Nr Nr Item Item	14.52 105.00 200.00 200.00 250.00	29.04 210.00 400.00 400.00	Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	2 2 2 2	Nr Nr Item Item Item	14.52 105.00 200.00 200.00 250.00 ed to Summary £	29.04 210.00 400.00 400.00 500.00 2,293.04	Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS	2 2 2 2	Nr Nr Item Item Item	14.52 105.00 200.00 200.00 250.00 ed to Summary £	29.04 210.00 400.00 400.00 500.00 2,293.04	Historic rates Historic rates Provisional Allowance Provisional Allowance

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olift (32.63%)

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

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G	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
0				ied to Summary £	264.51	
	DECORATIONS	_				
	Frame cupboard door	10 2	lm Im	9.62 19.23		Harmonised Rate Harmonised Rate
	Flat entrance doors	4	m2	36.07		Harmonised Rate
	soffit		Im	9.62		Harmonised Rate
	General Decorations Fascia		m2	19.23		Harmonised Rate
	Conoral Decorations					
	Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplif
	Walls Strip ceiling surfaces		m2 m2	23.13 24.37		Harmonised Rate + net BMI uplif Harmonised Rate + net BMI uplif
			m2	23.13		Harmonised Rate + net BMI uplif
	TOR (Preparation and Painting)					
	Prepare and redecorate previously decorated surfaces within communal areas					
	PREVIOUSLY PAINTED SURFACES					
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	
			Carr	ied to Summary £	0.00	
	WALKWAYS & BALCONIES					
-		WII			IVIAL	
E	WALKWAYS & BALCONIES	QTY	Carr UNIT	ied to Summary £ RATE	4,228.90 TOTAL	
	FAÇADE & STRUCTURAL REPAIRS		I			
	Helical bar across cracking brickwork. Generally to every 3rd course.	8	lm	80.00	640.00	Historic rate - Carterscroft
	Areas less than 0.25 sqm/joints/perps	25	m	12.00	300.00	
	Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	12 25	nr	25.00 12.00	300.00 300.00	
	Areas >0.5 sqm	12	m2	35.00		Historic rate - Carterscroft
	Rake out and repoint defective pointing					
	Carry out repairs to defective bricks using coloured mortars	30	nr	12.50	375.00	Historic rate - Juniper House
	BRICKWORK CLEANING AND REPAIRS					
			1112	13.09	0.00	
	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	16	m m2	7.55	120.72	Harmonised Rate + net BMI upli
	Surfaces exceeding 300mm girth	8	m2	15.09		Harmonised Rate + net BMI uplit
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
	Ditto, to rendered tank rooms & chimneys	10	m2	17.74		Harmonised Rate + net BMI upli
	Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	8 16	m2 m	17.74 8.87	141.92 141.92	Harmonised Rate + net BMI upli
	the appearance of mapping					
	Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove					
	Ditto, to rendered tank rooms & chimneys		m2	8.32		Harmonised Rate + net BMI upli
	Surfaces not exceeding 300mm	16	m	4.16	66.56	
	Surfaces exceeding 300mm girth	8	m2	8.32	66 56	Harmonised Rate + net BMI upli
	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and					
	prime the soffit ready to receive further coats	<u>^</u>			00.50	Lemenia d Data L not DN

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	Asbestos removal	1	Item		1,000.00	
J	RISK ITEMS	QTY	Carri UNIT	ed to Summary £ RATE	1,310.66 TOTAL	
	M&E					
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1	Nr	160.00	160.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	1	Nr	105.00	105.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Landlord EICR's	1	Item	830.66	830 66	Framework - Year 14 BMI Uplift
		UT UT	UNIT	NAIL	IUIAL	
1	M&E	QTY	Carrie	ed to Summary £	1,500.00 TOTAL	
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations FRA WORKS	1	Nr	500.00	500.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional FRA works	1	Item		1,000.00	Provisional Allowance
	FRA					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both		Nr	1,950.23	0.00	Gerda Rates
	FED's					
Н	FRA WORKS	QTY	Carri UNIT	ed to Summary £ RATE	2,041.97 TOTAL	
	completion, sized to suit roof area RAINWATER GOODS					
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on	30	Im	38.58	1,157.46	Framework - Year 14 BMI Uplift
	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	Im	34.02	884.51	Framework - Year 14 BMI Uplifi

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

REF	ITEM		TASK ORI	DER PRICE		
REF		QTY	UNIT	RATE	TOTAL	
	30-68 Galatea Square					
	30-68 Galatea Square is a terraced block of street accessed residential dwellings,					
	with the accommodation for each dwelling being spread over three floors.					
	GENERALLY					
	The works in this section comprise the following:-					
А	ACCESS TO WORKS AT HEIGHT					
В	ROOF REPAIRS					
С	WINDOW REPAIRS					
D	COMMUNAL DOORS					
E F	FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS					
г G	DECORATIONS AND REPAIRS					
Ĥ	RAINWATER GOODS					
1	FRA WORKS					
J	M&E					
K	RISK ITEMS					
	GENERALLY		I	1		
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all					
	necessary temporary signs to direct occupiers and public. Provide all necessary	39	Item	33.16	1 293 14	Framework - Year 14 BMI Uplift 3
	hoardings and barriers to protect occupiers and public from work areas at all	00	itom i	00.10	1,200.11	
	times.					
	Protect all existing retained fixtures and fittings, plants and garden areas for	20	ltom	66.22	2 506 20	Fromowork Voor 14 PMI Unlift
	duration of contract.	39	Item	66.32	2,586.29	Framework - Year 14 BMI Uplift 3
	Allow for the temperaty upplication of all wires, realing a completion both sufering the					
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials,	1	Item	99.47	00 /7	Framework - Year 14 BMI Uplift 3
	telecommunication cables, door entry wiring and the like.			55.47	55.47	
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 3
	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	1.0	Itom		70 000 00	MAC Quote
	Design and Management Regulations and Annex 2 - Code of Practice for	1.0	ltem		79,000.00	
	Scaffolding.					
	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 3
		-		· · · ·	.,	- 1

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-				ed to Summary £		
В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	8	Nr	750.00	6,000.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding, sheathing felts, tilting battens and the like nominal width 600mm					
	Replace ally ridge detail Carry out repalcement lead work to vents on roof					
	All of the above:-	30	Nr	1,000.00	30,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	27	Im	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	Im	20.16	2,136.93	Framework - Year 14 BMI Uplift 3
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	210	Im	49.94	10,487.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	204	Im	49.94	10,187.76	Historic Rate Tappesfield
	ROOF REPAIRS		Carri	ed to Summary £	59,200.58	
	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	39 39 39 78 39 39 39 39 39	dwellings Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	741.00 624.00 2418.00 566.28 4095.00 7800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	COMMUNAL WINDOW RENEWAL					
	All window replacements include for, passive ventilation to suit location, making					

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1	CLADDING		1	I I		I
	Provisional allowance for repairs to isolated damaged slates	39	ltem	250.00	9,750.00	Provisional Allowance
	WINDOW REPAIRS		Carri	ed to Summary £	46,555.38	
D	WINDOW AND DOOR WORKS	QTY	UNIT	RATE	TOTAL	
	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		Carri	ed to Summary £	116,503.91	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	240	m2	3.75	900.00	Harmonised Rate + net BMI uplift
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	240	m2	1.96	470.40	Harmonised Rate + net BMI uplift
	Carry out full cover meter survey to all areas of cocrete	240	m2	1.82	436.80	Harmonised Rate + net BMI uplift
	Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	80	nr	10.44	835.20	Harmonised Rate + net BMI uplift
	Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift
	Concrete Repairs - Please note all quantities are provisional					
	כעו טעו מווע דפאמון כטווכרפופ ווו אמנכוופא נט אוזומון מופמא, עפאנון ווטנ פאטפפעוווע לטקיייי					
	Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr nr nr nr nr	8.12 8.70 10.94 14.84 23.21 39.79	0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
	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
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26	132.60	Harmonised Rate + net BMI uplift
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift
	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10 10	nr	19.07 23.72		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
	Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10 10	nr nr	23.72 39.79		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
	Cut out and repair concrete in patches to small areas, depth over 25mm but not exceeding 50mm.					
	Not exceeding 0.01m2. (Provisional Quantity)	10	nr	14.26		Harmonised Rate + net BMI uplift
	Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	26.03		Harmonised Rate + net BMI uplift
	Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46		Harmonised Rate + net BMI uplift
I	Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift

COMMENTS

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WALKWAYS &	& BALCONIES	QTY	UNIT	RATE	TOTAL	
FAÇADE & ST	RUCTURAL REPAIRS		Car	ried to Summary £	20,383.12	
Helical bar acr	oss cracking brickwork. Generally to every 3rd course.	20	lm	80.00	1,600.00	Historic rate - Carterscroft
Areas less that	n 0.25 sqm/joints/perps	20	m	12.00	240.00	
Areas 0-25-0.5	•	10	nr	25.00	250.00	1
Areas >0.5 sqr	n	10	m2	35.00		Historic rate - Carterscroft
Rake out and r	epoint defective pointing					
Carry out repa	irs to defective bricks using coloured mortars	175	nr	12.50	2,187.50	Historic rate - Juniper Hou
BRICKWORK	CLEANING AND REPAIRS					
Ditto, to render	red tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net B
Surfaces not e	xceeding 300mm	60	m	7.55	452.70	
	eding 300mm girth	180	m2	15.09	2,716.20	Harmonised Rate + net B
	anticarbonation decorative coatings using two coats neric / methaccrylic coating to all exposed concrete surfaces					
	red tank rooms & chimneys		m2	17.74	0.00	
	xceeding 300mm	60	m m2	8.87 17.74	532.20	 Harmonised Rate + net B
	eding 300mm girth	180	m2	17.74	,	Harmonised Rate + net B
the appearanc	e of mapping					
	W Elastofill to the soffit to cover the existing coatings and remove					
Ditto, to render	ed tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net B
Surfaces not e	xceeding 300mm	60	m	4.16	249.60	
Surfaces exce	eding 300mm girth	180	m2	8.32	1,497.60	Harmonised Rate + net B
	ready to receive further coats					
Apply Sika 552	W aqua primer to the soffit to consolidate the existing coating and					
Anti Carbonat	ion Protection					
Surfaces not e	xceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net B
Surfaces exce	eding 300mm girth 2/sqm		m2	26.69		Harmonised Rate + net Bl
Installation of c	corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Corrosion Inh	ibitor					
Prime and sea	עשווע ואמשנוב נס וסודוו עעווווווץ פגעמושטרו זטוווג.					
	ape to back of chase. Install polyethylene backing rod if required, using Mastic to form dummy expansion joint.	10	m	35.00	350.00	Star rate
To cracks form	ed at points of expansion, cut crack to a width of 20mm install					
MonoTop 615	ks 10mm wide, depth not exceeding 10mm. Reinstate with Sika repair mortar	10	m	8.50	85.00	Historic rate - Juniper Hou
Hairline Crack						
	but not exceeding 1 m2. (Provisional Quantity)		nr	115.06		Harmonised Rate + net Bl
	but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50		Harmonised Rate + net B
	but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net B
	but not exceeding 0.05 m2. (Provisional Quantity)		nr nr	64.16		Harmonised Rate + net B
	but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78		Harmonised Rate + net B
	0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net B
exceeding 75n	pair concrete in patches to small areas, depth over 50mm but not					
Cut out and rou	pair concrete in patches to small grass, denth over 50mm but not					
	but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56	825.60	Harmonised Rate + net B
Over 0.50 m2						

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G	Remove existing asbestos promenade tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan tiles Carefully prepare surface of existing asphalt covering including all upstands & supply and lay new elastomeric water proofing system for balconies Provisional allowance for asphalt repairs WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES	140 28 14 14 14 QTY	m2 m2 nr Item Carrie	84.00 33.84 779.52 500.00 ed to Summary £ RATE	947.52 10,913.28	Phoenix Green Quote TP Group Quote TP Group Quote Provisional allowance
	Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces	450 1476 450 1476	m2 m2 m2 m2	23.13 23.13 24.37 24.37	34,139.88 10,966.50	Harmonised Rate + net BMI uplif Harmonised Rate + net BMI uplif Harmonised Rate + net BMI uplif Harmonised Rate + net BMI uplif
	General Decorations Balustrade Doors Cupboards Windows	61 32 54 8	m2 m2 m2 m2	19.23 19.23 19.23 19.23 19.23	615.36 1,038.42 153.84	Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	Frame/cills Screens	90 20	m m2	9.62 19.23		Harmonised Rate
					384.60 1,307.64 5,608.46 76.92 4,550.26	
	Screens door and screen Skirtings Cladding Fascia soffit Frame/posts to Pb balustrade	20 68 583 4 473	m2 m2 m2 m2 m m m	19.23 19.23 9.62 19.23 9.62 9.62 9.62	384.60 1,307.64 5,608.46 76.92 4,550.26 567.58 798.46 76.92 96.20 153.84	Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate

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	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	Im	38.58	8,680.97	Framework - Year 14 BMI Uplift 3
	RAINWATER GOODS		Carri		40 007 04	
	FRA WORKS	QTY	UNIT	ed to Summary £ RATE	12,287.04 TOTAL	
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.	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
l	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	ltem		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	ltem		100.00	Provisional Allowance
	lesistant (metal) lastenings.					

	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	1				
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	8	Nr	500.00	4,000.00	Provisional Allowance
	FRA WORKS		Carri	ed to Summary £	70,060.23	
J	M&E	QTY	UNIT	RATE	TOTAL	
	COMMUNAL TESTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 3
	TEMPORARY LIGHTING	1				
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	4	Nr	105.00	420.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	4	Nr	160.00	640.00	
	M&E		Carri	ed to Summary £	2,105.66	
к	RISK ITEMS	QTY		RATE	TOTAL	
	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		Corri	ad to Summony	20.000.00	
	SUMMARY	QTY	UNIT	ed to Summary £ RATE	30,000.00 TOTAL	
	30-68 Galatea Square					
	GENERALLY				0.00	
A	ACCESS TO WORKS AT HEIGHT				88,015.83	
в	ROOF REPAIRS				59,200.58	
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COMMENTS

1			1	1				
С	WINDOW REPAIRS			46,555.38				
D	COMMUNAL DOORS			116,503.91				
E	FAÇADE & STRUCTURAL REPAIRS			20,383.12				
F	WALKWAYS & BALCONIES			120,767.32				
G	DECORATIONS			109,317.70				
н	RAINWATER GOODS			12,287.04				
1	FRA WORKS			70,060.23				
J	M&E			2,105.66				
к	RISK ITEMS			30,000.00				
	30-68 Galatea Square							
		Carrie	Carried to Section Summary £ 675,196.77					

REF			TASK ORE			
	ITEM	QTY	UNIT	RATE	TOTAL	
	31-45 Philip					
	31-45 Philip Walk is a residential block with accommodation spread over three floors, comprising of 8 units.					
	GENERALLY					
	The works in this section comprise the following:-					
Α	ACCESS TO WORKS AT HEIGHT					
В	ROOF REPAIRS					
С	WINDOW REPAIRS					
D	COMMUNAL DOORS					
E	FAÇADE & STRUCTURAL REPAIRS					
F	BALCONIES & WALKWAYS DECORATIONS AND REPAIRS					
G H	RAINWATER GOODS					
ï	FRA WORKS					
J	M&E					
К	RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
		~				
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all					
	necessary temporary signs to direct occupiers and public. Provide all necessary	0	lte un	22.40	005.00	Framework - Year 14 BMI Uplift 3
	hoardings and barriers to protect occupiers and public from work areas at all	8	Item	33.16	203.20	
	times.					
	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 3
	Allow for the temperaty upplipping of all wires, realin on completion both externally					
	Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials,	1	Item	99.47	90 /7	Framework - Year 14 BMI Uplift 3
	telecommunication cables, door entry wiring and the like.	I	nem	55.47	55.47	
	Allow for removal from site of all debris arising from the works.	1	ltem	198.95	198.95	Framework - Year 14 BMI Uplift 3
	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	1.0	Item	35,497.00	35 107 00	MAC Quote
	Design and Management Regulations and Annex 2 - Code of Practice for	1.0	nem	55,487.00	55,497.00	
	Scaffolding.					
	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 3

COMMENTS

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			Carri	ed to Summary £	40,336.04	
В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	MAIN ROOF COVERINGS - PITCHED					
	Allowance for concrete tile repairs to main roof	1	Item		1,500.00	Provisional Allowance
	clear off moss on roof (area next to trees)	50	m2		Incl.	
	Clean out concrete 'finlock' type gutter, remove old waterproofing and prepare					
	and lay new asphalt lining to gutter inclusive all joints, and labours and clearance	62	l Im	116.05	7,195.10	Framework - Year 14 BMI Uplift 3
	of all outlets, rake out and mastic all underside joints as necessary					
	ENTRANCE SURROUNDS					
	Extra over roof for code 5 lead flashings, nominal size 150mm inclusive soakers,	00	1	70.54	0.400.50	Fromowork Voor 14 PMI I Inlift 2
	cutting, welding, chases and pointing, all in accordance with Lead Sheet Association guidelines	29	Im	72.54	2,103.53	Framework - Year 14 BMI Uplift 3
	ROOF REPAIRS					
С	WINDOW REPAIRS	QTY	Carri UNIT	ed to Summary £ RATE	10,798.63 TOTAL	
		QIT	UNIT	KAIE	TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
		_				
	Clean, ease and adjust windows	8	dwellings	280.00	· ·	Historic rates
	Renew trickle vent Renew handle	8 8	Nr Nr	19.00 16.00		Historic rates Historic rates
	Renew hinges	16	Nr	31.00		Historic rates
	Renew restrictor	8	Nr	14.52		Historic rates
	Renew tilt and turn top hinge	8	Nr	105.00		Historic rates
	Mastic renewal	8	Item	200.00		Provisional Allowance
	Glazing replacement	8	Item	200.00	· ·	Provisional Allowance
		0	item	200.00	1,000.00	
	WINDOW REPAIRS		Carri	ed to Summary £	7,172.16	
D	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)	QTY	UNIT	RATE	TOTAL	
	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	1	Item		13,539,57	Silk & Mackman Quote
	and making good to reveals nominal size 2200mm high x 1850mm wide, powder				10,000.07	
	coated steel portcullis rear door and frame.					
	COMMUNAL DOORS (PROVISIONAL ALLOWANCE)		Carri	ed to Summary £	13,539.57	
E	FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	RATE	TOTAL	
	CONCRETE REPAIRS					
	Surface Preparation					
	Jet washing existing concrete	146	m2	3.75	547.50	Harmonised Rate + net BMI uplift
	Survey					
	Carry out visual survey & hammer test to all areas of concrete	146	m2	1.96	286.16	Harmonised Rate + net BMI uplift
	Carry out full cover meter survey to all areas of cocrete	146	m2	1.82	265.72	Harmonised Rate + net BMI uplift
	Carry out cross batch adhedsion testing to providually coated concrete surfaces					
	Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	49	nr	10.44	508.08	Harmonised Rate + net BMI uplift
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Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift
Concrete Repairs - Please note all quantities are provisional					
כעו טעו מווע ופאמון כטווטופופ ווו אמנטופא נט אוזמון מופמא, עפאנון ווטן פאטפטוווע					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12	40.60	Harmonised Rate + net BMI uplift
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	8.70	43.50	Harmonised Rate + net BMI uplift
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	10.94	54.70	Harmonised Rate + net BMI uplift
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	14.84		Harmonised Rate + net BMI uplift
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.21		Harmonised Rate + net BMI uplift
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (
Cut out and repair concrete in patches to small areas, depth over 10mm but not					
exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03		Harmonised Rate + net BMI uplift
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26		Harmonised Rate + net BMI uplift
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83		Harmonised Rate + net BMI uplift
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07		Harmonised Rate + net BMI uplift
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		Harmonised Rate + net BMI uplift
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift
Cut out and repair concrete in patches to small areas, depth over 25mm but not					
exceeding 50mm.	F		14.06	71.20	Harmoniaad Pata + not PMI unlift
Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	14.26		Harmonised Rate + net BMI uplift (Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	26.03 39.46		Harmonised Rate + net BMI uplift
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr nr	51.56		Harmonised Rate + net BMI uplift
Over 0.25 m2 but not exceeding 0.20 m2. (Provisional Quantity)	5	nr	63.99		Harmonised Rate + net BMI uplift
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56		Harmonised Rate + net BMI uplift
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		Harmonised Rate + net BMI uplift
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	40.78		Harmonised Rate + net BMI uplift
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	64.16		Harmonised Rate + net BMI uplift
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	76.10		Harmonised Rate + net BMI uplift
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	93.50		Harmonised Rate + net BMI uplift
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika	10		0.50	240.00	
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	,	Harmonised Rate + net BMI uplift
Surfaces not exceeding 300mm 2/Lin.m	266	lm	19.23	5,115.18	Harmonised Rate + net BMI uplift (
Jet washing corrosion inhibitor application (Ferroguard)	146	m2	2.79	407.34	
Anti Carbonation Protection					
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and					
prime the soffit ready to receive further coats					
Surfaces exceeding 300mm girth	146	m2	8.32	1,214.72	Harmonised Rate + net BMI uplift

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	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		Harmonised Rate + net BMI uplift
	Surfaces not exceeding 300mm	266	m	8.87	2,359.42	
	Application of anticarbonation decorative coatings using two coats					
	smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	146	m2	15.09	2 203 14	Harmonised Rate + net BMI uplift
	Surfaces not exceeding 300mm	266	m m	7.55	2,006.97	
	Surfaces for exceeding Southin	200		1.00	2,000.97	
	BRICKWORK CLEANING AND REPAIRS					
	Carry out repairs to defective bricks using coloured mortars	80	nr	12.50	1 000 00	Historic rate - Juniper House
				12.00	1,000100	
	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	Im	80.00	4,800.00	Historic rate - Carterscroft
	Allowance for Chimney Stack repairs	2	Nr	250.00	500.00	
		2		200.00	000.00	
	FAÇADE & STRUCTURAL REPAIRS		•			
				ed to Summary £	38,178.97	
F	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
	COMMMUNAL WALKWAYS					
	Carefully prepare surface of existing asphalt covering , supply and lay new	31	m2	105.00	2 255 00	TP Group Quote
	decorative resin floor coating to communal walkways.	31	IIIZ	105.00	3,200.00	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 / 9	TP Group Quote
	per 0.25m ² (over & above the minimum 1m ²)	1	Nr	43.87		TP Group Quote
	Door Thresholds	4	Nr	33.06		TP Group Quote
		4		55.00	132.24	
	COMMUNAL STAIRCASES					
	events and fix stair pasings	20	 		4 400 00	
	supply and fix stair nosings	30	l Im	47.4		TP Group Quote
	to prepare & coat upstands, skirtings & stringers	55	lm m2	19.1		TP Group Quote
	supply and lay new decorative resin floor coating to landings/half landings	23	m2	123.44		TP Group Quote
	supply and lay new decorative resin floor coating to treads & risers	12	m2	123.44	1,481.28	TP Group Quote
	WALKWAYS & BALCONIES			1		
				ed to Summary £	12,385.35	
G	DECORATIONS	QTY	UNIT	RATE	TOTAL	
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
I	TOR (Preparation and Painting)		l			

olift (32.63%)

olift (32.63%)

COMMENTS

	Ceilings	33	m2	23.13		Harmonised Rate + net BMI uplift
	Walls	83	m2	23.13		Harmonised Rate + net BMI uplift
	Strip ceiling surfaces	33	m2	24.37	804.21	Harmonised Rate + net BMI uplift
	Strip wall surfaces	83	m2	24.37	2,022.71	Harmonised Rate + net BMI uplift
	General Decorations					
	Hand rail	16	Im	9.62	153.92	Harmonised Rate
	Loft	1	m2	19.23		Harmonised Rate
	Ladder cage	2	m2	19.23		Harmonised Rate
	Frame/cills	19	Im	9.62		Harmonised Rate
	Entrance door and screen	8	m2	36.07		Harmonised Rate
	Eic	2	m2	19.23		Harmonised Rate
	Skirtings	53	Im	9.62		Harmonised Rate
	Fascia		Im	9.62		Harmonised Rate
	soffit		Im	9.62		Harmonised Rate
	Hand rail to balcony wall	39	Im	9.62		Harmonised Rate
		7		1 1		Harmonised Rate
	Doors		m2	19.23		Harmonised Rate
	Frame	34	lm	9.62		
	Entrance door and screen	8	m2	36.07	-	Harmonised Rate
	Rwp /soil	18	lm	9.62	1/3.16	Harmonised Rate
	DECORATIONS		1	1		
		071/	1	ed to Summary £	8,011.00	
н	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Renew cast iron guttering (ogee or half round 150mm) inclusive all joints, fixings, end caps, spigots, etc. to falls	40	lm	55.94	2,237.73	Framework - Year 14 BMI Uplift 3
	RAINWATER GOODS		Carri	ed to Summary £	2,237.73	
I	FRA WORKS	QTY	UNIT	RATE	TOTAL	
	FED's					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.		Nr	1,950.23	0.00	Gerda Rates
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	FRA					
	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	ltem		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	ltem		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	ltem			See Lighting Works

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	Item 7.4.2.1 Install a 'fire door keep locked' sign to the metal electrical intake cupboard door, x1 in total.	1	Nr	50.00	50.00	Provisional Allowance
	Item 7.8.3.1 Replace the door to the electrical intake cupboard located on the ground floor under the stair with a certified FD30S door set. This is deemed to be a low risk task which can be carried out at the next major works.	1	Item	1,000.00	1,000.00	Provisional Allowance
	Renew timber communal loft hatches with fire rated hatches	1	Nr	1,500.00	1,500.00	Provisional Allowance
	Provisional allowance for additional FRA works	1	Item		4,000.00	Provisional Allowance
	Renew electrical intake doors to suitable fire rated doors	1	Item		1,000.00	Provisional Allowance
	Carry out compartmentation works as per cablesheer reports	1	Item		73.99	Phoenix Green Quote
	LOFT SPACE WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	FRA WORKS					
J	M&E	QTY	Carri UNIT	ed to Summary £ RATE	10,073.99 Total	
-						
	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.
	Installation of Surge Protection, Type 1&2	1	ltem	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.
	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.
	Extra over for self-testing L.E.D fittings	6	Light	257.09	1,542.54	
	AMENITY LIGHTING					
	Supply and fit Amenity Lighting	5 1	Nr Nr	382.35 257.09		2 X FRONT, 1 x R/H GABLE, 1 X L 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					

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I X L/H GABLE

code for installation and wiring of amenity lighting.

GENERALLY				0.00	
31-45 Philip					
SUMMARY	QTY	UNIT	RATE	TOTAL	
RISK ITEMS			ied to Summary £	15,000.00	
Provisional allowance for unforeseen works arising	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	
Additional asbestos removal	1	Item		5,000.00	
RISK ITEMS	QTY	UNIT	RATE	TOTAL	
			ried to Summary £	49,301.62	
Grout Allowance for Thorlux / smartscan set up / config / attendance M&E	1	nr	1,500.00	1,500.00	
SMARTSCAN PLATEFORM 2 GATEWAY SET -UP, CONFIG OF WEBSERVER	1	nr	460.00	460.00	
SMARTSCAN GATEWAY:MASTER CONTROL; 250 DEVICES	1	nr	1,265.00	1,265.00	
Self-testing L.E.D fittings (E. Lighting)	5	nr	372.00	1,860.01	
Ddt light fitting allowance included within the above					
cost per storey Install new lighting circuit within tankroom with new flourescent fittings designed to achieve minimum 250 lux lighting level and including emergency lighting provision, all connections and builders work - tankroom n.e. 30m2 area Ditto but tankroom 31-50 m2	1	nr	651.21	651.21	Framework - Year 14 BMI Up
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 -	1	nr	639.62	639.62	Framework - Year 14 BMI U
ROOF SPACE / TANK ROOM LIGHTING					
Extra over for self-testing L.E.D fittings	1	Light	257.09	257.09	
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 Up
INTAKE LIGHTING					
Extra over for self-testing L.E.D fittings	7	Light	257.09	1,799.63	
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 U
COMMUNAL WALKWAYS					

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COMMENTS

В	ROOF REPAIRS		1	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	
н	RAINWATER GOODS			2,237.73	
1	FRA WORKS			10,073.99	
J	M&E			49,301.62	
ĸ	RISK ITEMS			15,000.00	
	31-45 Philip	Carried to Se	ction Summary £	207,035.06	



IMPUT INTEN OTY UNIT RATE TOTAL 6-19 Heaton Road	DET			TASK ORI	DER PRICE		
B-18 Heaton Road is a terraned block of street accessed residential dwelling, with the accommutation for each dwelling being spread over three floors. B B GENERALLY The works in this section comprise the following A A ACCESS TO WORKS AT HEIGHT B MOOR REPARS RADOWERS AT HEIGHT DECOMISS AWALWAYS B RADOWERS TERMING H FRA WORKS THEIGHT MASE TERMING TOTAL MASE TOTAL TOTAL Meeter and access to dwelling during duration of controlt. Provide all nocessary hourding relation of controlt. Provide all nocessary hourding relation of control. TOTAL Meeter and access to dwelling during duration of controlt. Provide all nocessary hourding relation of control. 4 Item 33.16 132.63 Framework - Veer 14 BM Meeter and access to dwelling during duration of control. Provide all nocessary torngoing of all west, rocigo no completion torising actinis. 1 Item 33.16 132.63 Framework - Veer 14 BM Allow for the temporty outpoing of all west, roci	REF	ITEM	QTY	UNIT	RATE	TOTAL	
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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 BM ACCESS TO WORKS AT HEIGHT		Design and Management Regulations and Annex 2 - Code of Practice for	1.0	Item	30,744.00	30,744.00	
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ACCESS TO WORKS AT HEIGHT							
		Remove and refix satellite dish - Provisional	2	nr	86.21	1/2.42	Framework - Year 14 BMI Uplift
Carried to Summary £ 34,012.73		ACCESS TO WORKS AT HEIGHT				• • • • •	
				Carri	ed to Summary £	34,012.73	J

COMMENTS

lift 32.63%

lift 32.63%

lift 32.63%

lift 32.63%

lift 32.63%

-	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary					
	dormer, set aside existing materials for reuse and reinstate roof once loft space	4	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	works are complete					
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs					
	Replace broken slates in patch up to 0.5 M2					
	Replace patch of broken slate up to 1 m2.					
	Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding,					
	sheathing felts, tilting battens and the like nominal width 600mm					
	Replace ally ridge detail					
	Carry out repalcement lead work to vents on roof	_				
	All of the above:-	4	Item	1,000.00	4,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	13	Im	14.66	184.30	No asbestos report, risk included
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting,	50	Im	20.16	1,013.75	Framework - Year 14 BMI Uplift 32.6
	fixing, end caps, adjustment to gutter brackets and the like					
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end			40.04	0 400 40	
	caps, adjustment to gutter brackets and the like	64	Im	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	Im	49.94	684.89	Historic Rate Tappesfield
	ROOF REPAIRS					
<u>_</u>		ΟΤΥ		ed to Summary £	12,079.10	
C	WINDOW REPAIRS	QTY	Carri UNIT	ed to Summary £ RATE	12,079.10 TOTAL	
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's	QTY				
С	WINDOW REPAIRS - Provisional Qty's	<u>QTY</u>	UNIT	RATE	TOTAL	
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows	QTY 4 4	UNIT	RATE 280.00	TOTAL 1,120.00	Historic rates
C	WINDOW REPAIRS - Provisional Qty's	QTY 4 4 4	UNIT	RATE 280.00 19.00	TOTAL 1,120.00 76.00	
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle	QTY 4 4 4 8	UNIT dwellings Nr	RATE 280.00	TOTAL 1,120.00 76.00 64.00	Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent	QTY 4 4 4 8 4	UNIT dwellings Nr Nr	RATE 280.00 19.00 16.00	TOTAL 1,120.00 76.00 64.00 248.00	Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	QTY 4 4 4 8 4 4 4	UNIT dwellings Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00	TOTAL 1,120.00 76.00 64.00 248.00 58.08 420.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	QTY 4 4 4 8 4 4 4 4	UNIT dwellings Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 1,120.00 76.00 64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
<u>C</u>	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	QTY 4 4 4 8 4 4 4 4 4	UNIT dwellings Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 1,120.00 76.00 64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	QTY 4 4 4 8 4 4 4 4 4	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 1,120.00 76.00 64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	QTY 4 4 4 8 4 4 4 4 4 4	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 1,120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	4 4 8 4 4 4 4	UNIT dwellings Nr Nr Nr Nr Nr Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	TOTAL 1,120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
С	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	4 4 8 4 4 4 4	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	TOTAL 1,120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	4 4 8 4 4 4 4	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 200.00 250.00	TOTAL 1,120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	4 4 4 8 4 4 4 4 4	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 200.00 250.00	TOTAL 1,120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	4 4 4 8 4 4 4 4 4	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 200.00 250.00	TOTAL 1,120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	4 4 8 4 4 4 4 4 4 2	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £ RATE	TOTAL 1,120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	4 4 4 8 4 4 4 4 4	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 200.00 250.00	TOTAL 1,120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

t 32.63%

COMMENTS

COMMENTS

lift (32.63%)

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

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Meter cupboards Windows	4 13	nr m2	19.23 36.07		Harmonised Rate Harmonised Rate
Rwp /soil	20	lm Im	9.62	192.40	Harmonised Rate Harmonised Rate
Doors	18	m2	19.23		Harmonised Rate
soffit		lm	9.62	0.00	Harmonised Rate
General Decorations		Im	9.62	0.00	Harmonised Rate
		1112	24.37		
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
Walls		m2	23.13		Harmonised Rate + net BMI uplift
		m2	23.13		Harmonised Rate + net BMI uplift
Prepare and redecorate previously decorated surfaces within communal areas					
PREVIOUSLY PAINTED SURFACES					
DECORATIONS	QTY	UNIT	RATE	TOTAL	
				0.00	
WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
				9,447.19	
Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm	80.00	960.00	Historic rate - Carterscroft
Areas less than 0.25 sqm/joints/perps	90	m	12.00	1,080.00	
		m2 nr		,	
Rake out and repoint defective pointing	20		25.00	1 050 00	Historic rate - Carterscroft
Carry out repairs to defective bricks using coloured mortars	70	nr	12.50	875.00	Historic rate - Juniper House
BRICKWORK CLEANING AND REPAIRS					
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplift
Surfaces not exceeding 300mm	50	m m	7.55	377.25	
smoothelastomeric / methaccrylic coating to all exposed concrete surfaces	22		15.00	221.00	Harmonised Rate + net BMI uplift
Application of anticarbonation decorative coatings using two coats					
Ditto, to rendered tank rooms & chimneys	50	m2	17.74		Harmonised Rate + net BMI uplift
Surfaces exceeding 300mm girth	22	m2	17.74		Harmonised Rate + net BMI uplift
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping					
			0.02	0.00	
	50	m m2			Harmonised Rate + net BMI uplift
Surfaces exceeding 300mm girth	22	m2	8.32		Harmonised Rate + net BMI uplift
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats					
	Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chinneys Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chinneys Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Mater autors exceeding 300mm girth Surfaces Surfaces exceeding 300mm g	Surfaces exceeding 300mm girth 22 Surfaces not exceeding 300mm 50 Dito, to rendered tank rooms & chimneys 20 Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping 22 Surfaces not exceeding 300mm 20 Dito, to rendered tank rooms & chimneys 20 Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping 22 Surfaces not exceeding 300mm 20 Ditto, to rendered tank rooms & chimneys 22 Surfaces exceeding 300mm girth 22 Surfaces not exceeding 300mm girth 22 Surfaces exceeding 300mm girth 22 Surfaces not exceeding 300mm 50 Dito, to rendered tank rooms & chimneys 50 BRICKWORK CLEANING AND REPAIRS 70 Rake out and repoint defective pointing Areas >0.5 sqm 30 Areas >0.5 sqm 30 Areas >0.5 sqm 30 Areas >0.5 sqm 50 Helical bar across cracking brickwork. Generally to every 3rd course. 12 FAÇADE & STRUCTURAL REPAIRS QTY WALKWAYS & BALCONIES QTY PREVIOUSLY PAINTED SURFACES QTY Prepare and redecorate previously decorated surfaces within communal areas 18	Surfaces exceeding 300mm girth 22 m2 Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping 22 m2 Surfaces not exceeding 300mm girth 22 m2 Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm Surfaces not exceeding 300mm 50 m Ditto, to rendered tank rooms & chimneys m2 BRICKWORK CLEANING AND REPAIRS 70 nr Carry out repairs to defective bricks using coloured mortars 70 nr Rake out and repoint defective pointing Areas 0-25-0.5 sqm 30 m2 Areas 0-25-0.5 sqm 30 m2 Helical bar across cracking brickwork. Generally to every 3rd course. 12 Im FACADE & STRUCTURAL REPAIRS Carry UNIT PREVIOUSLY PAINTED SURFACES 72 m2 Prepare and redecorate previously decorated surfaces within communal areas m2 TOR (Preparation and Painting) Ceilings m2 Ceilings m2 WalkWAYS & BALCONIES <t< td=""><td>Surfaces exceeding 300mm girth 22 m2 8.32 Surfaces exceeding 300mm m 4.16 Ditb, to rendered tark rooms & chinneys 50 m 4.16 Apply Sita 545W Elastofil to the soffit to cover the existing coatings and remove the appearance of mapping 22 m2 17.74 Surfaces exceeding 300mm girth 22 m2 17.74 Surfaces exceeding 300mm girth 22 m2 17.74 Apply Sita 545W Elastofil to the soffit to cover the existing coatings and remove the appearance of mapping m2 17.74 Application of anticarbonation decorative coatings using two coats smoothelastomer/ / methacrytic coating to all exposed concrete surfaces m2 15.09 Surfaces on exceeding 300mm girth 22 m2 15.09 BrickWork CLEANING AND REPAIRS m 75 15.09 Carry out repairs to defective pointing Areas 0.5 s qm joints/perps 30 m2 35.00 Areas 0.5 d s qm 30 m2 25.00 Decorations Carrielet to Summary £ 2 20 <!--</td--><td>Surfaces accelling 300mm girth 22 m2 8.32 1183.04 Surfaces accelling 300mm girth 50 m 4.16 208.00 Apply Sike 366W Elastoffit to the soffit to cover the existing coalings and remove the appeartance of mapping 8.22 m2 17.74 300.02 Surfaces on dexeeding 300mm girth 22 m2 17.74 300.28 Surfaces on dexeeding 300mm girth 22 m2 17.74 0.00 Application of accelling 300mm girth 22 m2 17.74 0.00 Surfaces on dexeeding 300mm girth 22 m2 17.74 0.00 Surfaces on dexeeding 300mm girth 22 m2 15.09 331.98 Surfaces on dexeeding 300mm girth 50 m 7.55 377.25 Surfaces on dexeeding 300mm girth 50 m2 35.00 1.060.00 Surfaces on dexeeding 300mm girth 50 m 7.55 377.25 Surfaces on dexeeding 300mm girth 50 m2 35.00 1.060.00 Areas 0.26.0 5 kgm 30 m2</td></td></t<>	Surfaces exceeding 300mm girth 22 m2 8.32 Surfaces exceeding 300mm m 4.16 Ditb, to rendered tark rooms & chinneys 50 m 4.16 Apply Sita 545W Elastofil to the soffit to cover the existing coatings and remove the appearance of mapping 22 m2 17.74 Surfaces exceeding 300mm girth 22 m2 17.74 Surfaces exceeding 300mm girth 22 m2 17.74 Apply Sita 545W Elastofil to the soffit to cover the existing coatings and remove the appearance of mapping m2 17.74 Application of anticarbonation decorative coatings using two coats smoothelastomer/ / methacrytic coating to all exposed concrete surfaces m2 15.09 Surfaces on exceeding 300mm girth 22 m2 15.09 BrickWork CLEANING AND REPAIRS m 75 15.09 Carry out repairs to defective pointing Areas 0.5 s qm joints/perps 30 m2 35.00 Areas 0.5 d s qm 30 m2 25.00 Decorations Carrielet to Summary £ 2 20 </td <td>Surfaces accelling 300mm girth 22 m2 8.32 1183.04 Surfaces accelling 300mm girth 50 m 4.16 208.00 Apply Sike 366W Elastoffit to the soffit to cover the existing coalings and remove the appeartance of mapping 8.22 m2 17.74 300.02 Surfaces on dexeeding 300mm girth 22 m2 17.74 300.28 Surfaces on dexeeding 300mm girth 22 m2 17.74 0.00 Application of accelling 300mm girth 22 m2 17.74 0.00 Surfaces on dexeeding 300mm girth 22 m2 17.74 0.00 Surfaces on dexeeding 300mm girth 22 m2 15.09 331.98 Surfaces on dexeeding 300mm girth 50 m 7.55 377.25 Surfaces on dexeeding 300mm girth 50 m2 35.00 1.060.00 Surfaces on dexeeding 300mm girth 50 m 7.55 377.25 Surfaces on dexeeding 300mm girth 50 m2 35.00 1.060.00 Areas 0.26.0 5 kgm 30 m2</td>	Surfaces accelling 300mm girth 22 m2 8.32 1183.04 Surfaces accelling 300mm girth 50 m 4.16 208.00 Apply Sike 366W Elastoffit to the soffit to cover the existing coalings and remove the appeartance of mapping 8.22 m2 17.74 300.02 Surfaces on dexeeding 300mm girth 22 m2 17.74 300.28 Surfaces on dexeeding 300mm girth 22 m2 17.74 0.00 Application of accelling 300mm girth 22 m2 17.74 0.00 Surfaces on dexeeding 300mm girth 22 m2 17.74 0.00 Surfaces on dexeeding 300mm girth 22 m2 15.09 331.98 Surfaces on dexeeding 300mm girth 50 m 7.55 377.25 Surfaces on dexeeding 300mm girth 50 m2 35.00 1.060.00 Surfaces on dexeeding 300mm girth 50 m 7.55 377.25 Surfaces on dexeeding 300mm girth 50 m2 35.00 1.060.00 Areas 0.26.0 5 kgm 30 m2

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	Additional asbestos removal (asbestos soffits)	1	Item		10,000.00	
J	RISK ITEMS	QTY	Carri UNIT	ed to Summary £ RATE	1,575.66 TOTAL	
	M&E	2		100.00	520.00	
	Install 110v socket (fixed) Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	35.00 160.00	35.00 320.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	TEMPORARY LIGHTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 3
	COMMUNAL TESTING					
I	M&E	QTY	UNIT	ed to Summary £ RATE	4,000.00 TOTAL	
	FRA WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	FRA					
	with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	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		Nr	1,950.23	0.00	Gerda Rates
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all					
	FED's					
н	FRA WORKS	QTY	Carri	ed to Summary £	3,320.12 TOTAL	
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	42	Im	38.58	1,609.42	Framework - Year 14 BMI Uplift 3
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	50	lm	34.02	1,710.70	Framework - Year 14 BMI Uplift 3

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

ITEM	ΟΤΥ		TASK ORDER PRICE			
	QTY	UNIT	RATE	TOTAL		
Heaton Road Heaton Road is a terraced block of street accessed residential dwellings, he accommodation for each dwelling being spread over three floors.						
RALLY						
orks in this section comprise the following:-						
CESS TO WORKS AT HEIGHT DF REPAIRS IDOW REPAIRS CADE & STRUCTURAL REPAIRS CONIES & WALKWAYS CORATIONS AND REPAIRS NWATER GOODS WORKS E K ITEMS						
RALLY						
SS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL		
RAL ITEMS	-					
ain safe access to dwellings during duration of contract. Provide all sary temporary signs to direct occupiers and public. Provide all necessary ings and barriers to protect occupiers and public from work areas at all	5	Item	33.16	165.79	Framework - Year 14 BMI Uplift	
ct all existing retained fixtures and fittings, plants and garden areas for on of contract.	5	ltem	66.32	331.58	Framework - Year 14 BMI Uplift	
for the temporary unclipping of all wires, reclip on completion both externally ternally. Include for the protection and possible resisting aerials, mmunication cables, door entry wiring and the like.	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift	
for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift	
FOLD						
here for a fully independent double boarded scaffolding and access for tion of the works, to comply with all current Health and Safety, Construction n and Management Regulations and Annex 2 - Code of Practice for olding.	1.0	Item	26,384.00	26,384.00	MAC Quote	
ly Inspections	12.0	Nr	200.00	2,400.00		
ve and refix satellite dish - Provisional	3	nr	86.21	258.63	Framework - Year 14 BMI Uplift	
SS TO WORKS AT HEIGHT		0		00.000.44		
n and Ilding Iy Ins _i ve an	Management Regulations and Annex 2 - Code of Practice for pections d refix satellite dish - Provisional	Management Regulations and Annex 2 - Code of Practice for Dections 12.0 d refix satellite dish - Provisional 3	Management Regulations and Annex 2 - Code of Practice for Dections 12.0 Nr d refix satellite dish - Provisional 3 nr O WORKS AT HEIGHT	Management Regulations and Annex 2 - Code of Practice for Dections d refix satellite dish - Provisional O WORKS AT HEIGHT 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 Nr 20,384.00 20,384.00 12.0 Nr 20,000 3 Nr 86.21 O WORKS AT HEIGHT	Management Regulations and Annex 2 - Code of Practice for1.0Item20,384.0026,384.00Dections12.0Nr200.002,400.00d refix satellite dish - Provisional3nr86.21258.63O WORKS AT HEIGHT </td	

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В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	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 <u>All of the above:-</u>	5	ltem	1,000.00	5,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	16	Im	14.66	232.12	No asbestos report , risk includeo
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	63	Im	20.16	1,276.78	Framework - Year 14 BMI Uplift 3
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	83	Im	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		0		45 440 07	
С	WINDOW REPAIRS	QTY	UNIT	ed to Summary £ RATE	15,419.37 TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
		5	dwellings	280.00	1400.00	Historic rates
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent	5 5	dwellings Nr	280.00 19.00		Historic rates Historic rates
	Clean, ease and adjust windows		-		95.00	
	Clean, ease and adjust windows Renew trickle vent	5	Nr	19.00	95.00 80.00 310.00	Historic rates Historic rates Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle	5 5	Nr Nr	19.00 16.00	95.00 80.00 310.00 72.60	Historic rates Historic rates Historic rates Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	5 5 10	Nr Nr Nr	19.00 16.00 31.00 14.52 105.00	95.00 80.00 310.00 72.60 525.00	Historic rates Historic rates Historic rates Historic rates Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	5 5 10 5 5 5	Nr Nr Nr Nr	19.00 16.00 31.00 14.52 105.00 200.00	95.00 80.00 310.00 72.60 525.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	5 5 10 5 5	Nr Nr Nr Nr Nr	19.00 16.00 31.00 14.52 105.00	95.00 80.00 310.00 72.60 525.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	5 5 10 5 5 5	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	95.00 80.00 310.00 72.60 525.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	5 5 10 5 5 5	Nr Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	5 5 10 5 5 5 5	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00 1,250.00 5,732.60	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	5 5 10 5 5 5 5	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00 1,250.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	5 5 10 5 5 5 5	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00 1,250.00 5,732.60	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	5 5 10 5 5 5 5	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00 1,250.00 5,732.60	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	5 5 10 5 5 5 5	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00 1,250.00 5,732.60	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	5 5 10 5 5 5 5	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00 1,250.00 5,732.60 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	5 5 5 5 5 5	Nr Nr Nr Nr Item Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £ RATE	95.00 80.00 310.00 72.60 525.00 1,000.00 1,000.00 1,250.00 5,732.60 TOTAL	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

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Carry out full cover meter survey to all areas of cocrete	18	m2	1.82	32.76	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	6	nr	10.44	62.64	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and remain comparts in patches to small space, depth pat averaging					
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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06		Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	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		Harmonised Rate + net BMI uplift (32.63%)
Anti Carbonation Protection					

	Application of anticarbonation decorative coatings using two coats					
	smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	18	m2	15.09		Harmonised Rate + net BMI uplift
	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	42	m m2	7.55 15.09	316.89 0.00	Harmonised Rate + net BMI uplift
			1112	10.00	0.00	
	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		0	ind to Oursenance C	0.450.45	
E	WALKWAYS & BALCONIES	QTY	UNIT	ied to Summary £ RATE	9,152.45 TOTAL	
	WALKWAYS & BALCONIES					
1						
			Carr	ied to Summary £	0.00	
F	DECORATIONS	QTY	Carr UNIT	ied to Summary £ RATE	0.00 TOTAL	
F		QTY				
F	DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas	QTY				
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas	QTY				
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting)	QTY	UNIT	RATE		Harmonised Rate + net BMI uplift
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas	QTY				Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	QTY	UNIT m2 m2 m2 m2	RATE 23.13 23.13 23.13 24.37		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls	QTY	UNIT m2 m2	RATE 23.13 23.13		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces	QTY	UNIT m2 m2 m2 m2	RATE 23.13 23.13 23.13 24.37		
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia	QTY	UNIT m2 m2 m2 m2	RATE 23.13 23.13 23.13 24.37		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit		UNIT m2 m2 m2 m2 m2 lm lm	RATE 23.13 23.13 23.13 24.37 24.37 9.62 9.62	TOTAL	Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors	16.2	UNIT m2 m2 m2 m2 m2 m2 lm lm lm lm m2	RATE 23.13 23.13 23.13 24.37 24.37 9.62 9.62 19.23	TOTAL 311.53	Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame	16.2 50	UNIT m2 m2 m2 m2 m2 lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 9.62 9.62 19.23 9.62	TOTAL 311.53 481.00	Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame Rwp /soil	16.2 50 20	UNIT m2 m2 m2 m2 m2 lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 9.62 9.62 9.62 9.62 9.62 9.62	TOTAL 311.53 481.00 192.40	Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame	16.2 50	UNIT m2 m2 m2 m2 m2 lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 9.62 9.62 19.23 9.62	TOTAL 311.53 481.00 192.40	Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame Rwp /soil	16.2 50 20	UNIT m2 m2 m2 m2 m2 lm lm lm lm lm lm nr	RATE 23.13 23.13 23.13 24.37 24.37 9.62 9.63 9.64 9.65 9.65	TOTAL 311.53 481.00 192.40	Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
F	PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces General Decorations Fascia soffit Doors Frame Rwp /soil Meter cupboards	16.2 50 20	UNIT m2 m2 m2 m2 m2 lm lm lm lm lm lm nr	RATE 23.13 23.13 23.13 24.37 24.37 9.62 9.62 19.23 9.62 9.62 9.62 9.62 9.62 9.62 9.62	TOTAL 311.53 481.00 192.40	Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate

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	Additional asbestos removal (Asbestos Soffits)	1	Item		10,000.00	
J	RISK ITEMS	QTY	Carri UNIT	ed to Summary £ RATE	1,575.66 TOTAL	
	M&E		l			
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20Im	2	Nr	105.00	210.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	TEMPORARY LIGHTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 3
	COMMUNAL TESTING					
I	M&E	QTY	Carri UNIT	ed to Summary £ RATE	4,500.00 TOTAL	
	FRA WORKS					
	LOFT SPACE WORKS Provisional allowance for additional firestopping to existing fire breaks and service penetrations	5	Nr	500.00	2,500.00	Provisional Allowance
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	FRA					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	Provisional Allowance
	standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.					
	numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016					
	ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,		Nr	1,950.23	0.00	Gerda Rates
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all					
	FED's					
Н	RAINWATER GOODS FRA WORKS	QTY	Carri	ed to Summary £ RATE	4,244.44 TOTAL	
	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	Im	38.58	2,089.86	Framework - Year 14 BMI Uplift 3
	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 3

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

	ITEM	QTY				
			UNIT	RATE	TOTAL	
	33-44 Heaton Road 34-44 Heaton Road is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.					
	GENERALLY					
	The works in this section comprise the following:-					
A B C D E F G H I	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E DISK ITEMO					
J	RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	5	Item	33.16	165.79	Framework - Year 14 BMI Uplift
	Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract.	5	ltem	66.32	331.58	Framework - Year 14 BMI Uplift
	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
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift
	SCAFFOLD					
	Allow here for a fully independent double boarded scaffolding and access for execution of the works, to comply with all current Health and Safety, Construction Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.	1.0	ltem	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
I	ACCESS TO WORKS AT HEIGHT		0	ed to Summary £	26,456.41	

COMMENTS

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B ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
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 <u>All of the above:-</u>	5	Nr	1,000.00	5,000.00	Provisional Allowance
SOFFIT & FASCIA					
Take down defective soffit board	13	Im	14.66	192.41	No Asbestos Report, Risk Include
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 3
Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	62	Im	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	Im	49.94	998.80	Historic Rate Tappesfield
ROOF REPAIRS		Corri	ed to Summary £	14,079.23	
C WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	
WINDOW REPAIRS - Provisional Qty's					
	_				
Clean, ease and adjust windows	5	dwellings	280.00		Historic rates
Renew trickle vent Renew handle	5	Nr	19.00		Historic rates Historic rates
	5	Nr	16.00		
Renew hinges	10	Nr	31.00		Historic rates
Renew restrictor	5	Nr	14.52		Historic rates
Renew tilt and turn top hinge	5	Nr	105.00		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		Comi	ad to Summon (E 700 CO	
D FAÇADE & STRUCTURAL REPAIRS	QTY	UNIT	ed to Summary £ RATE	5,732.60 TOTAL	
		-			
CONCRETE REPAIRS					
Surface Preparation					
Jet washing existing concrete	15	m2	3.75	56.25	Harmonised Rate + net BMI uplift

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

ALY PAINTED SURFACES d redecorate previously decorated surfaces within communal areas paration and Painting) u surfaces corations oards IONS	QTY 16.2 50 20 5	UNIT m2 m2 m2 m2 m2 lm lm lm lm lm lm lm lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 9.62 9.62 9.62 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23 9.62 19.23	481.00 192.40	Harmonised Rate + net BMI uplif Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
d redecorate previously decorated surfaces within communal areas paration and Painting) surfaces urfaces	16.2 50 20	UNIT m2 m2 m2 m2 m2 lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 9.62 9.62 9.62 9.62 9.62 9.62	TOTAL 311.53 481.00 192.40	Harmonised Rate + net BMI uplif Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
d redecorate previously decorated surfaces within communal areas paration and Painting) surfaces urfaces	16.2 50 20	UNIT m2 m2 m2 m2 m2 m2 lm lm lm lm lm lm	RATE 23.13 23.13 23.13 24.37 9.62 9.62 9.62 9.62 9.62 9.62	TOTAL 311.53 481.00 192.40	Harmonised Rate + net BMI uplif Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
A redecorate previously decorated surfaces within communal areas paration and Painting) surfaces urfaces	16.2	UNIT m2 m2 m2 m2 m2 m2 lm lm lm lm m2	RATE 23.13 23.13 23.13 24.37 24.37 9.62 9.62 9.62 9.62 9.62 9.62 9.62	TOTAL 311.53	Harmonised Rate + net BMI uplif Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
A redecorate previously decorated surfaces within communal areas paration and Painting) surfaces urfaces		UNIT m2 m2 m2 m2 m2 lm lm	RATE 23.13 23.13 23.13 24.37 24.37 9.62 9.62	TOTAL	Harmonised Rate + net BMI uplit Harmonised Rate Harmonised Rate
A redecorate previously decorated surfaces within communal areas paration and Painting) surfaces urfaces	QTY	UNIT m2 m2 m2 m2 m2 m2	RATE 23.13 23.13 23.13 24.37 24.37		Harmonised Rate + net BMI uplit Harmonised Rate + net BMI uplit Harmonised Rate + net BMI uplit Harmonised Rate + net BMI uplit
A redecorate previously decorated surfaces within communal areas paration and Painting) surfaces urfaces	QTY	UNIT m2 m2 m2 m2	RATE 23.13 23.13 23.13 24.37		Harmonised Rate + net BMI uplit Harmonised Rate + net BMI uplit Harmonised Rate + net BMI uplit
ALY PAINTED SURFACES d redecorate previously decorated surfaces within communal areas paration and Painting)	QTY	UNIT m2 m2 m2 m2	RATE 23.13 23.13 23.13 24.37		Harmonised Rate + net BMI uplif Harmonised Rate + net BMI uplif Harmonised Rate + net BMI uplif
BLY PAINTED SURFACES d redecorate previously decorated surfaces within communal areas paration and Painting)	QTY	UNIT m2 m2	RATE 23.13 23.13		Harmonised Rate + net BMI uplif Harmonised Rate + net BMI uplif
LY PAINTED SURFACES	QTY	UNIT m2	RATE 23.13		Harmonised Rate + net BMI uplif
LY PAINTED SURFACES	QTY	UNIT	RATE		
LY PAINTED SURFACES	QTY				
LY PAINTED SURFACES	QTY				
	QTY				
ONS	QTY				
			ried to Summary £		
/S & BALCONIES					
'S & BALCONIES	QTY	UNIT	RATE	TOTAL	
	OTV		ried to Summary £	8,160.95	
STRUCTURAL REPAIRS					
across cracking brickwork. Generally to every 3rd course.	12	Im	80.00	960.00	Historic rate - Carterscroft
than 0.25 sqm/joints/perps	90	m	12.00	1,080.00	
-0.5 sqm	40	nr	25.00	1,000.00	
sqm	25	m2	35.00		Historic rate - Carterscroft
nd repoint defective pointing					
epairs to defective bricks using coloured mortars	55	nr	12.50	687.50	Historic rate - Juniper House
RK CLEANING AND REPAIRS					
dered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI upli
ot exceeding 300mm	35	m	7.55	264.08	
tomeric / methaccrylic coating to all exposed concrete surfaces cceeding 300mm girth	15	m2	15.09	226.35	Harmonised Rate + net BMI upli
of anticarbonation decorative coatings using two coats					
dered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI upli
ot exceeding 300mm	35	m	8.87	310.45	
ance of mapping cceeding 300mm girth	15	m2	17 74	266 10	Harmonised Rate + net BMI upli
545W Elastofill to the soffit to cover the existing coatings and remove					
dered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI upli
ot exceeding 300mm	35	m	4.16	145.60	
ceeding 300mm girth	15	m2	8.32	124.80	Harmonised Rate + net BMI upli
JOZ W AQUA DIIMELIO INE SOMETO CONSONDALE ME EXISTINO COATINO ADO -					
offit read cceeding ot excee dered ta 545W E ance of 1	eding 300mm ank rooms & chimneys Elastofill to the soffit to cover the existing coatings and remove mapping	dy to receive further coats g 300mm girth 15 eding 300mm 35 ank rooms & chimneys Elastofill to the soffit to cover the existing coatings and remove mapping	aqua primer to the soffit to consolidate the existing coating and dy to receive further coats g 300mm girth 15 m2 ank rooms & chimneys m2 Elastofill to the soffit to cover the existing coatings and remove mapping	dy to receive further coats g 300mm girth 15 m2 8.32 eding 300mm 300mm 35 m 4.16 ank rooms & chimneys 8.32 Elastofill to the soffit to cover the existing coatings and remove mapping	aqua primer to the soffit to consolidate the existing coating and dy to receive further coats g 300mm girth 15 m2 8.32 124.80 eding 300mm 35 m 4.16 145.60 ank rooms & chimneys 8.32 0.00 Elastofill to the soffit to cover the existing coatings and remove mapping

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COMMENTS

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	Additional asbestos removal	1	ltem		10,000.00	
J	RISK ITEMS	QTY	Carri UNIT	ed to Summary £ RATE	1,575.66 TOTAL	
	M&E	-		100.00		
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00		
	Install 110v socket (fixed)	1	Nr	35.00		
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00		
	Install 230v supply for 110v transformer Supply 3kva Transformer	1	Nr	85.00 95.00	85.00 95.00	
				05.00	05.00	
		1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 3
	COMMUNAL TESTING					
I	M&E	QTY	UNIT	RATE	TOTAL	
	FRA WORKS		Carri	ed to Summary £	4,500.00	
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	5	Nr	500.00	2,500.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	FRA					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.					
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,		Nr	1,950.23		Gerda Rates
	FED's					
н	FRA WORKS	QTY	UNIT	ed to Summary £ RATE	3,522.22 TOTAL	
	RAINWATER GOODS		Qarri		2 500 00	
	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 3
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	53	lm	34.02	1,786.03	Framework - Year 14 BMI Uplift 3

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

REF	ITEM		TASK ORE			
		QTY	UNIT	RATE	TOTAL	
	1-12 Huguenot Square					
	1-12 Huguenot Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors.					
	GENERALLY					
	The works in this section comprise the following:-					
A	ACCESS TO WORKS AT HEIGHT					
B C	ROOF REPAIRS WINDOW REPAIRS					
D	FAÇADE & STRUCTURAL REPAIRS					
E F	BALCONIES & WALKWAYS DECORATIONS AND REPAIRS					
G	RAINWATER GOODS					
H	FRA WORKS M&E					
J	RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary					
	hoardings and barriers to protect occupiers and public from work areas at all	12	Item	33.16	397.89	Framework - Year 14 BMI Uplift 32
	times.					
	Protect all existing retained fixtures and fittings, plants and garden areas for	12	Item	66.32	795.78	Framework - Year 14 BMI Uplift 32
	duration of contract.					
	Allow for the temporary unclipping of all wires, reclip on completion both externally			00.47	00.47	Framework, Veer 14 DMI Unlift 22
	and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	ltem	99.47	99.47	Framework - Year 14 BMI Uplift 32
	Allow for removal from site of all debris arising from the works.	1	ltem	198.95	198 95	Framework - Year 14 BMI Uplift 32
			nom -	100.00	100.00	
	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	1.0	ltem		30.167.00	MAC Quote
	Design and Management Regulations and Annex 2 - Code of Practice for Scaffolding.					
	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
	ACCESS TO WORKS AT HEIGHT					
			Carrie	ed to Summary £	34,576.34	

COMMENTS

COMMENTS

32.63%

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В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	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	ltem	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 allowand
	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
	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		Carrie	ed to Summary £	34,108.12	
С	WINDOW REPAIRS	QTY		RATE	TOTAL	
	WINDOW REPAIRS - Provisional Qtv's					
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	12 12 12 24 12 12 12 12	dwellings Nr Nr Nr Nr Nr Item Item	280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	12 12 24 12 12 12	Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	12 12 24 12 12 12	Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 2,400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	12 12 24 12 12 12 12	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 2,400.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates	12 12 24 12 12 12 12	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 2,400.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	12 12 24 12 12 12 12 12	Nr Nr Nr Item Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 2,400.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	12 12 24 12 12 12 12 12	Nr Nr Nr Item Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 2,400.00 3,000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	12 12 24 12 12 12 12 12	Nr Nr Nr Item Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00	228.00 192.00 744.00 174.24 1,260.00 2,400.00 2,400.00 3,000.00 13,758.24 TOTAL	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	12 12 24 12 12 12 12 12	Nr Nr Nr Nr Item Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £ RATE	228.00 192.00 744.00 174.24 1,260.00 2,400.00 2,400.00 3,000.00 13,758.24 TOTAL	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

COMMENTS

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32.63%

COMMENTS

COMMENTS

(32.63%)

(32.63%)

Carry out full cover meter survey to all areas of concrete	11	m2	1.82	20.02 Harmonised Rate + net BMI uplift (3	2.63%)
Carry out cross hatch adhesion testing to previously coated concrete surfaces. This is caried out every 3m2	4	nr	10.44	38.28 Harmonised Rate + net BMI uplift (3	2.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12 Harmonised Rate + net BMI uplift (3	2.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.	_				0.000()
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	8.12	40.60 Harmonised Rate + net BMI uplift (3	,
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5 5	nr	8.70 10.94	43.50 Harmonised Rate + net BMI uplift (3 54.70 Harmonised Rate + net BMI uplift (3	
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr nr	14.84	74.20 Harmonised Rate + net BMI uplift (3	
Over 0.25 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	23.21	116.05 Harmonised Rate + net BMI uplift (3	
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95 Harmonised Rate + net BMI uplift (3	
Cut out and repair concrete in patches to small areas, depth over 10mm but not					
exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity)	5	pr	10.03	50.15 Harmonised Rate + net BMI uplift (3	2 63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr nr	13.26	66.30 Harmonised Rate + net BMI uplift (3	
Over 0.05 m2 but not exceeding 0.03 m2. (Provisional Quantity)	5	nr	15.83	79.15 Harmonised Rate + net BMI uplift (3	
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07	95.35 Harmonised Rate + net BMI uplift (3	
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72	118.60 Harmonised Rate + net BMI uplift (3	
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95 Harmonised Rate + net BMI uplift (3	2.63%)
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 (3	2.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03	130.15 Harmonised Rate + net BMI uplift (3	
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46	197.30 Harmonised Rate + net BMI uplift (3	
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56	257.80 Harmonised Rate + net BMI uplift (3	
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99	319.95 Harmonised Rate + net BMI uplift (3	
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80 Harmonised Rate + net BMI uplift (3	2.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not					
exceeding 75mm.			00.04	0.00 Usermaniand Pate 1 and DMI unlift (2	0.600/.)
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64 40.78	0.00 Harmonised Rate + net BMI uplift (3 0.00 Harmonised Rate + net BMI uplift (3	
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr nr	64.16	0.00 Harmonised Rate + net BMI uplift (3	
Over 0.10 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	76.10	0.00 Harmonised Rate + net BMI uplift (3	
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00 Harmonised Rate + net BMI uplift (3	
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00 Harmonised Rate + net BMI uplift (3	
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	2	m	8.50	17.00 Historic rate - Juniper House	
To cracks formed at points of expansion, cut crack to a width of 20mm install bond			25.00	0.00 Star rate	
preaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00		
Corrosion Inhibitor					
nstallation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00 Harmonised Rate + net BMI uplift (3	,
Surfaces not exceeding 300mm 2/Lin.m		lm	26.69	0.00 Harmonised Rate + net BMI uplift (3	2.63%)
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 (3
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 (3
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 (3
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 (3
Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
Surfaces exceeding 300mm girth	11	m2	15.09	165.99	Harmonised Rate + net BMI uplift (3

(32.63%)

(32.63%)

(32.63%)

(32.63%)

(32.63%)

II Nr 2:	5 - 1-12 Huguenot					
	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.
	BRICKWORK CLEANING AND REPAIRS	1				
	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		Historic rate - Carterscroft
	Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	25 48	nr m	25.00 12.00	625.00 576.00	
	Helical bar across cracking brickwork. Generally to every 3rd course.	8	lm	80.00		Historic rate - Carterscroft
				00.00	0+0.00	
	FAÇADE & STRUCTURAL REPAIRS		Car	rried to Summary £	6,321.33	
Е	WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
	PRIVATE BALCONIES	1				
	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	+				
F	DECORATIONS	QTY	Car UNIT	ried to Summary £ RATE	12,943.98 TOTAL	
•					IUTAL	
	PREVIOUSLY PAINTED SURFACES	4				
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28.
	Walls		m2 m2	23.13 24.37		Harmonised Rate + net BMI uplift (28. Harmonised Rate + net BMI uplift (28.
	Strip ceiling surfaces Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift (28.
	General Decorations Cladding	12	m2	19.23	230.76	Harmonised Rate
	Fascia	12	m	9.62	230.70	Harmonised Rate
	soffit		m	9.62		Harmonised Rate
	Frame/posts to Pb balustrade	320	m	9.62		Harmonised Rate
	Rwp	56	m	9.62		Harmonised Rate
	Small rail	12	m	9.62		Harmonised Rate
	Ceilings to ground floor flats	192	m2	19.23		Harmonised Rate
	Doors	16	m2	19.23		Harmonised Rate
	Frame	30	m	9.62		Harmonised Rate
	Meter cupboards	25	no	19.23	480.75	Harmonised Rate
	DECORATIONS		Car	ried 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,	110	Im	24.02	3 740 00	Framework - Vear 1/ RMI Unlift 22.62
	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 32.6

(32.63%)

COMMENTS

COMMENTS

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32.63%

RISK ITEMS	QTY	Car UNIT	rried to Summary £ RATE	1,840.66 TOTAL	
 M&E			-1		
Install L.E.D festoon 110v lighting, suitably clipped per 20lm	3	Nr	160.00	480.00	
Install 110v socket (fixed)	1	Nr	35.00	35.00	
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20Im	3	Nr	105.00	315.00	
Supply 3kva Transformer	1	Nr	95.00	95.00	
Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
TEMPORARY LIGHTING					
Landlord EICR's	1	ltem	830.66	830.66	Framework - Year 14 BMI Uplift 3
COMMUNAL TESTING					
M&E	QTY	UNIT	rried to Summary £ RATE	TOTAL	
 FRA WORKS		Ca	rried to Summary £	22,397.82	
Provisional allowance for additional firestopping to existing fire breaks and service penetrations	12	Nr	500.00	6,000.00	Provisional Allowance
LOFT SPACE WORKS					
Issue 7.4.4.1 Signage	2	Nr	50.00		Provisional Allowance
Issue 7.4.3.1 Signage	2	Nr	50.00		Provisional Allowance
Provisional allowance for additional compartmentation works to garages	8	Nr	1,000.00		Provisional Allowance
Provisional allowance for compartmentation works	1	Item		5 000 00	Provisional Allowance
FRA	I		100.00	100.00	
Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,	1	Nr	100.00		Provisional Allowance
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		Gerda Rates Gerda Rates
Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all					
FRA WORKS FED's	QTY	UNIT	RATE	TOTAL	
 RAINWATER GOODS			rried to Summary £	5,622.96	
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

2.63%

COMMENTS

COMMENTS

2.63%

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

REF			TASK ORI	DER PRICE		
KEF	ITEM	QTY	UNIT	RATE	TOTAL	
	13-15 Huguenot					
	13-15 Huguenot Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three					
	floors.					
	GENERALLY					
	The works in this section comprise the following:-					
A	ACCESS TO WORKS AT HEIGHT					
В	ROOF REPAIRS					
C	WINDOW REPAIRS					
D E	FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS					
F	DECORATIONS AND REPAIRS					
G	RAINWATER GOODS					
н	FRA WORKS					
	M&E					
J	RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all					
	necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all	2	Item	33.16	66.32	Framework - Year 14 BMI Uplift
	times.					
	Protect all existing retained fixtures and fittings, plants and garden areas for	2	Item	66.32	132.63	Framework - Year 14 BMI Uplift
	duration of contract.	_				· · · · · · · · · · · · · · · · · · ·
	Allow for the temporary unclipping of all wires, reclip on completion both externally					
i	and internally. Include for the protection and possible resisting aerials,	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift 3
	telecommunication cables, door entry wiring and the like.					
		4	14	400.05	400.05	 Framework - Year 14 BMI Uplift :
	Allow for removal from site of all debris arising from the works.	1	ltem	198.95	198.95	
	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	1.0	Item	27,986.00	27,986.00	MAC Quote
	Scaffolding. Scaffold to roof only with 1 no. lift of boards including fire rated					
	debris netting, hoist tower and fencing to balconies					
	Weekly Inspections	12.0	Nr	200.00	2,400.00	
	Remove and refix satellite dish - Provisional	2	nr	86.21		Framework - Year 14 BMI Uplift :
		۷		00.21	112.42	
	ACCESS TO WORKS AT HEIGHT					

COMMENTS

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ift 32.63%

ift 32.63%

ift 32.63%

В	POOF REPAIRS	OTV		ed to Summary £	31,055.78	
	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	TEMPORARY DORMER					
	Take down existing tiles and falt to farm energing and greation of temperature					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space	2	Nr	750.00	1 500 00	Historic Rate Arnold Dobson
	works are complete	2		730.00	1,500.00	Thistone Nate Amold 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
		L		1,000.00	2,000.00	
	SOFFIT & FASCIA					
	Take down defective soffit board	5	Im	14.66	66.95	No Asbestos Report, Risk Include
	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 3
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	27	Im	49.94	1 331 73	Historic Rate Tappesfield
	caps, adjustment to gutter brackets and the like				1,001110	
	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		Carri	ed to Summary f	5,686,43	
С	ROOF REPAIRS	QTY	Carrie UNIT	ed to Summary £	5,686.43 TOTAL	
С	WINDOW REPAIRS	QTY				
С		QTY				
C	WINDOW REPAIRS				TOTAL	Historic rates
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent	2 2	UNIT dwellings Nr	RATE 280.00 19.00	TOTAL 560.00 38.00	Historic rates Historic rates
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle	2	UNIT	RATE 280.00 19.00 16.00	TOTAL 560.00 38.00 32.00	Historic rates Historic rates Historic rates
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	2 2 2 4	UNIT dwellings Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00	TOTAL 560.00 38.00 32.00 124.00	Historic rates Historic rates Historic rates Historic rates Historic rates
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor	2 2 2 4 2	UNIT dwellings Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52	TOTAL 560.00 38.00 32.00 124.00 29.04	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	2 2 2 4 2 2	UNIT dwellings Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	2 2 2 4 2 2 2 2	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	2 2 2 4 2 2	UNIT dwellings Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	2 2 2 4 2 2 2 2	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	2 2 4 2 2 2 2 2 2	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	2 2 2 4 2 2 2 2	UNIT dwellings Nr Nr Nr Nr Nr Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	2 2 4 2 2 2 2 2	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00 400.00 500.00 2,293.04	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	2 2 4 2 2 2 2 2 2	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00 500.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	2 2 4 2 2 2 2 2	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00 400.00 500.00 2,293.04	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	2 2 4 2 2 2 2 2	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00 400.00 500.00 2,293.04	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	2 2 4 2 2 2 2 2	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00 400.00 500.00 2,293.04	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

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olift (32.63%)

Survey					
Carry out visual survey & hammer test to all areas of concrete	11	m2	1.96	21.56	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of cocrete	11	m2	1.82	20.02	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces This is caried out every 3m2	^{3.} 11	nr	10.44	114.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete are generally	eas 2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr nr nr nr nr	8.12 8.70 10.94 14.84 23.21 39.79	0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but no	t				
exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr nr nr nr nr	10.03 13.26 15.83 19.07 23.72 39.79	0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but no	t				
exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5 5 5 5 5 5 5	nr nr nr nr nr nr	14.26 26.03 39.46 51.56 63.99 82.56	130.15 197.30 257.80 319.95	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but no	t				
exceeding 75mm. Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr nr nr nr nr	20.64 40.78 64.16 76.10 93.50 115.06	0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	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.	l,	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%)

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	QTY			TOTAL	
DECORATIONS		Car	ried to Summary £	305.83	
cupboard door	3	Im	19.23	57.69	Harmonised Rate
Flat entrance doors	5.4 15	l m2 Im	9.62		Harmonised Rate
soffit	5 /	lm m2	9.62		Harmonised Rate Harmonised Rate
Fascia		Im	9.62		Harmonised Rate
General Decorations					
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplift
		m2 m2	23.13		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
Ceilings		m2	23.13		Harmonised Rate + net BMI uplift
TOR (Preparation and Painting)					
Prepare and redecorate previously decorated surfaces within communal areas					
DECORATIONS	QTY	UNIT	RATE	TOTAL	
WALKWAYS & BALCONIES		Cor	riad to Summary	0.00	
WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
FAÇADE & STRUCTURAL REPAIRS		Car	ried to Summary £	5,261,39	
	8	Im	80.00	640.00	Historic rate - Carterscroft
	0				
	25 48	nr m			
Areas >0.5 sqm	12	m2	35.00		Historic rate - Carterscroft
Rake out and repoint defective pointing					
Carry out repairs to defective bricks using coloured mortars	36	nr	12.50	450.00	Historic rate - Juniper House
BRICKWORK CLEANING AND REPAIRS					
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplif
Surfaces not exceeding 300mm	22	m	7.55	165.99	-
	11	m2	15.00	165 00	Harmonised Rate + net BMI uplift
Application of anticarbonation decorative coatings using two coats					
Ditto, to rendered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplif
Surfaces not exceeding 300mm	22	m	8.87	195.14	-
	11	m2	17 74	195 14	Harmonised Rate + net BMI uplif
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove					
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplif
Surfaces not exceeding 300mm	22	m	4.16	91.52	
	11	m2	8 32	01 52	Harmonised Rate + net BMI uplif
Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and					
Anti Carbonation Protection					
Anti Osuk sustisu Dustastisu					
Surfaces not exceeding 300mm 2/Lin.m					
	prime the soffit ready to receive further coats Surfaces exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm Ditto, to rendered tank rooms & chimneys Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm Ditto, to rendered tank rooms & chimneys BRICKWORK CLEANING AND REPAIRS Carry out repairs to defective bricks using coloured mortars Rake out and repoint defective pointing Areas -0.5 sqm Areas -0.5 sqm Areas less than 0.25 sqm/joints/perps Helical bar across cracking brickwork. Generally to every 3rd course. FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES DECORATIONS PREVIOUSLY PAINTED SURFACES Prepare and redecorate previously decorated surfaces within communal areas TOR (Preparation and Painting) Ceilings Walls Strip ceiling surfaces Strip wall surfaces Strip wall surfaces Strip wall surfaces Strip wall surfaces Cancel Ocorations Fascia soffit Flat entrance doors Frame cupboard door	prime the softir ready to receive further coats 11 Surfaces exceeding 300mm girth 12 Surfaces not exceeding 300mm 11 Dito, to rendered tank rooms & chimneys 11 Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping 11 Surfaces exceeding 300mm girth 11 Surfaces not exceeding 300mm 22 Dito, to rendered tank rooms & chimneys 11 Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces 11 Surfaces exceeding 300mm girth 11 Surfaces exceeding 300mm girth 11 Surfaces exceeding 300mm girth 11 Surfaces exceeding 300mm 11 Dito, to rendered tank rooms & chimneys 22 BrickWORK CLEANING AND REPAIRS 22 Carry out repairs to defective bricks using coloured mortars 36 Rake out and repoint defective pointing 12 Areas less than 0.25 sqm 12 Areas less than 0.25 sqm/joints/perps 48 Helical bar across cracking brickwork. Generally to every 3rd course. 8 FAÇADE & STRUCURAL REPAIRS QTY	prime the soffit ready to receive further coats m Surfaces exceeding 300mm 11 m2 Burfaces not exceeding 300mm 22 m Ditto, to rendered tank rooms & chimneys 11 m2 Apply Sika 645W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping 11 m2 Surfaces or exceeding 300mm 22 m m2 Apply Sika 645W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping 11 m2 Surfaces or exceeding 300mm 22 m m2 Application of anticarbonation decorative coatings using two coats smoothelastoret/ methacrylic coating to all exposed concrete surfaces 11 m2 Surfaces or exceeding 300mm 21 m2 m2 Brick.WORK CLEANING AND REPAIRS m2 m2 m2 Carry out repairs to defective bricks using coloured mortars 36 nr m2 Areas 0.25.05 sqm 12 m2 m2 Areas 0.25.05 sqm 25 nr m2 VALKWAYS & BALCONIES Carn Carn m2 Walk	prime the sofit ready to receive further coats Surfaces acceeding 300mm gifth11m28.3.2Surfaces acceeding 300mm22m4.16Dilto, to redered lank rooms & chinneys22m8.32Apply Sika 545W Elastofil to the sofit to cover the existing coatings and remove the appearance of mapping Surfaces acceeding 300mm gifth11m217.74Surfaces acceeding 300mm gifth11m217.74Surfaces acceeding 300mm gifth22m8.87Dilto, to redered lank rooms & chinneysm211.0m216.09Surfaces acceeding 300mm gifth22m7.55Dilto, to redered lank rooms & chinneys11m216.09Surfaces acceeding 300mm gifth22m7.55Dilto, to redered lank rooms & chinneys11m215.09Surfaces acceeding 300mm gifth22m7.55Dilto, to redered lank rooms & chinneys36nr12.50Rake cut and repoint defective pointing Areas 0.25 sign12m235.00Areas 0.25 sign12m235.00Areas 0.25 sign25nr25.00Areas 0.25 sign25nr25.00Areas 0.25 sign11m211.0Areas 0.25 sign12m235.00Areas 0.25 sign25nr25.00Areas 0.25 sign25nr25.00Areas 0.25 sign25nr25.00Areas 0.25 sign25nr25.00 <td< td=""><td>prime softi ready to receive further ceals 1 m2 6.3.2 91.52 Surfaces on cevereding 300mm 22 m 4.16 91.52 Surfaces on cevereding 300mm 22 m 4.16 91.52 Surfaces on cevereding 300mm 11 m2 8.32 0.00 Apply Sika 545W Elastofill to the soft to cover the existing coatings and remove the appearance of mapping 11 m2 17.74 195.14 Surfaces on ceveraling 300mm girth 21 m2 17.74 10.69 Surfaces on ceveraling 300mm girth 22 m 7.76 16.59 Surfaces on ceveraling 300mm girth 22 m 7.76 16.59 Surfaces on ceveraling 300mm girth 22 m 7.76 16.59 Surfaces on ceveraling 300mm girth 22 m 7.26 16.59 Surfaces on ceveraling 300mm girth 22 m 7.26 16.59 Surfaces on ceveraling 300mm girth 22 m 7.26 16.59 Brickwork CLEANNG AND REPAIRS m 12.00 5.26<!--</td--></td></td<>	prime softi ready to receive further ceals 1 m2 6.3.2 91.52 Surfaces on cevereding 300mm 22 m 4.16 91.52 Surfaces on cevereding 300mm 22 m 4.16 91.52 Surfaces on cevereding 300mm 11 m2 8.32 0.00 Apply Sika 545W Elastofill to the soft to cover the existing coatings and remove the appearance of mapping 11 m2 17.74 195.14 Surfaces on ceveraling 300mm girth 21 m2 17.74 10.69 Surfaces on ceveraling 300mm girth 22 m 7.76 16.59 Surfaces on ceveraling 300mm girth 22 m 7.76 16.59 Surfaces on ceveraling 300mm girth 22 m 7.76 16.59 Surfaces on ceveraling 300mm girth 22 m 7.26 16.59 Surfaces on ceveraling 300mm girth 22 m 7.26 16.59 Surfaces on ceveraling 300mm girth 22 m 7.26 16.59 Brickwork CLEANNG AND REPAIRS m 12.00 5.26 </td

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Take down existing gultering and replace with markey 150mm deep flow to falls, inclusive all indures, fitting, end capes, pints, seven nocks, connectons to RWPs 18 Im 34.02 612.35 Framework - Year 14 BI Take down defective rainwater pipe and replace with new UPVC pipe n.8.20mm disming, inclusive all indurg, access points, inclusive all indurg, access points, inclusive, all inding, access points, inclusive, all inding access points, include all must brucked, all	
dameter, inclusive all pinting, access paints, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to sult roof area 14 Im 38.58 540.15 Framework - Year 14 Bit RAINWATER GOODS Carried to Summary £ 1,152.50 H FRA WORKS OTY UNIT RATE TOTAL FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all incomongery to be used; (hings, door cotes; glazing, fittinescent letterbox, multi- locking mechanism fitted with thumb turn to internal face, 180 degrees sphole, numerals, security than, Test evidence is required of agrees sphole, numerals, security than, Test evidence is required of agrees sphole, numerals, security than, Test evidence is required of agrees sphole, numerals, security than, Test evidence is required of agrees sphole, numerals, security than, Test evidence is required of agrees sphole, numerals, security than, Test evidence is required of agrees sphole, numerals, security than, Test evidence is required of agrees sphole, numerals, security than, Test evidence is required of agrees sphole, numerals, security than, Test evidence is required of agrees sphole, numerals, security than, Test evidence is required of agrees sphole, numerals, security than, Test evidence is required of agrees Extra over for 30-multe FR access hatches; includes removal of hatches within existing for eurlains extra over for 30-multe FR access hatches; includes removal of hatches within existing of each fire curvian extra over for 30-multe FR access hatches; includes removal of hatches within existing of each fire cu	BMI Uplift 3
H FRA WORKS OTY UNIT RATE TOTAL H FROM WORKS OTY UNIT RATE TOTAL H FED's OTY UNIT RATE TOTAL H FROM WORKS Independently tested and marke by the test centre, to the latest centre, to the latest centre, alter dependently certified tradianust include all ironmongery to be used (hingen, 180 dependently certified tradianust include all ironmerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified installers, in line with the manufacturers installation guidance. Nr 1,950.23 Gerda Rates Provisional Allowance for Gerda variations, firestopping, sidepackers etc., FRA Nr 100.00 Provisional Allowance LOFT SPACE WORKS 1 Item 2,000.00 Provisional Allowance Supply and fit frehalt fire barrier (30-minute FR) on party wall lines 1 Item 2,000.00 Provisional Allowance Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over for gro-linininares in association with the above; non-working superiv	BMI Uplift 3
H FRA WORKS OTY UNIT RATE TOTAL H FROM WORKS OTY UNIT RATE TOTAL H FED's OTY UNIT RATE TOTAL H FROM WORKS Independently tested and marke by the test centre, to the latest centre, to the latest centre, alter dependently certified tradianust include all ironmongery to be used (hingen, 180 dependently certified tradianust include all ironmerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified installers, in line with the manufacturers installation guidance. Nr 1,950.23 Gerda Rates Provisional Allowance for Gerda variations, firestopping, sidepackers etc., FRA Nr 100.00 Provisional Allowance LOFT SPACE WORKS 1 Item 2,000.00 Provisional Allowance Supply and fit frehalt fire barrier (30-minute FR) on party wall lines 1 Item 2,000.00 Provisional Allowance Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over for gro-linininares in association with the above; non-working superiv	
FED's Amufacture, supply and install new FD305 fire door sets must be independently tested and cartilled for fire and smake by the test centre, to the latest defines of ether BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door doser, glazing, intumescent leftarbox, multi-locking mechanism fitted with thum brum bur metimal face, 180 degrees apyhole, numerals, saccurity chain). Test evidence is required of opposite to fire for both sides of the door. Doorsets must be independently certified to PAS 24. 2016 estandard. Installations to be carried out by independently certified in the PAS 24. 2016 estandard. Installations to be carried out by independently certified in the PAS 24. 2016 estandard. Installations to be carried out by independently certified in the PAS 24. 2016 estandard. Installations to be carried out by independently certified in the PAS 24. 2016 estandard. Installations to be carried out by independently certified in the PAS 24. 2016 estandard. Installations to be carried out by independently certified installers, in line with the manufacturers installed out by independently certified installers. In line with the manufactures installation guidance. Nr 1,950.23 Gerda Rates Provisional Allowance for Gerda variations; firestopping, sidepackers etc., Nr 100.00 Provisional Allowance Provisional Allowance for additional FRA works 1 Item 2,000.00 Provisional Allowance Extra over for 30-minute FRA occess hatches; includes removal of hatches; within existing fire ourtains 1 Item 2,000.00 Provisional Allowance Extra over for 30-minute FRA occess hatches; includes removal of natc	
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 476-202 FM 1634-1. Test data must include all irrormongery to be used (hinges, door closer, glazing, inturescent letterbox, multi-locking mechanism fitted with thumb turn to internal face. 180 degrees spyhole, numerala, 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 is standard. Installations to be carried out by independently certified to PAS 24: 2016 is standard. Installations to be carried out by independently certified to PAS 24: 2016 is standard. Installation guidance. Nr 1.950.23 Gerda Rates Provisional allowance for Gerda variations; firestopping, sidepackers etc., Nr 100.00 Provisional Allowance for additional FRA works 1 Item 2.000.00 Provisional Allowance EXTR aver for 30-minute FR access hatches; includes removal of hatches within existing fire outrains Supply and firehalt fire barrier (30-minute FR) on party wall lines 2 Nr 10,000.00 20,000.00 Provisional Allowance EXTR aver for 30-minute FR access hatches; includes removal of hatches within existing fire outrains Sate of each fire outrain 2 Nr 10,000.00 20,000.00 Provisional Allowance EXTR aver for 50-minute FR access hatches; includes removal of hatches within existing fire outrains Sate of each fire outrains 2 Nr 10,000.00 20,000.00 Provisional Allowance	
independently tested and certified for fire and smoke by the test centre, to the lasted ditions of parts PS 374-2 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer; glazing, inturnescent letterbox, multi-locking mechanism fitted with thumb turn to internal face, 190 degrees sphole, numerals, security chain. Test values is to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 Nr 1,950.23 Gerda Rates Image: Security the manufacturers installation sub carried out by independently certified installers, in line with the manufacturers installation guidance. Nr 1,950.23 Gerda Rates Image: FRA Provisional Allowance for Gerda variations; firestopping, sidepackers etc., Nr 100.00 Provisional Allowance Image: Security of 30-minute FR or 30-minute FR) on party wall lines Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains 1 Item 2,000.00 Provisional Allowance Image: Security of a compartmentation works to roof spaces 2 Nr 10,000.00 20,000.00 Provisional Allowance Image: Security of the compartmentation works to roof spaces 2 Nr 10,000.00 20,000.00 Provisional Allowance Image: Security of the contain security of the compartmentation works to roof spaces 2 Nr 10,000.00 20,000.00 Provisional Allowance <	
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 I M&E QTY UNIT RATE TOTAL I COMMUNAL TESTING Image: Community of the state is a state i	9
I M&E QTY UNIT RATE TOTAL COMMUNAL TESTING Image: Communation of the state of	9
I M&E QTY UNIT RATE TOTAL COMMUNAL TESTING Image: Communal testing in the second s	
COMMUNAL TESTING	
Landlord EICR's1Item830.66830.66Framework - Year 14 Bit	
	BMI Uplift 3
TEMPORARY LIGHTING	
Install 230v supply for 110v transformer 1 Nr 85.00 85.00	
Supply 3kva Transformer1Nr95.0095.00	
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm 1 Nr 105.00 105.00	
Install 110v socket (fixed) 1 Nr 35.00 35.00	
Install L.E.D festoon 110v lighting, suitably clipped per 20lm 1 Nr 160.00 160.00	

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

REF	ІТЕМ		TASK ORI	DER PRICE		
REF		QTY	UNIT	RATE	TOTAL	
A B C	16-18 Huguenot 16-18 Huguenot Square is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	
D E F G H J	FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	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	ltem	33.16	66.32	Framework - Year 14 BMI Uplift (
	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 3
	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 3
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 3
	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	
			1	ı – – – – – – – – – – – – – – – – – – –		1

COMMENTS

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в		ATV		ed to Summary £	32,255.78	
<u> </u>	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	Take down existing tiles and felt to form opening and creation of temporary					
	dormer, set aside existing materials for reuse and reinstate roof once loft space	2	Nr	750.00	1,500.00	Historic Rate Arnold Dobson
	works are complete					
	MAIN ROOF COVERINGS - PITCHED					
	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					
		-		14.00	<u></u>	No Ashasta Danat Diskinskul
	Take down defective soffit board	5	lm	14.66	69.30	No Asbestos Report, Risk Include
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting,	19	Im	20.16	381 20	Framework - Year 14 BMI Uplift 3
	fixing, end caps, adjustment to gutter brackets and the like	19	lm	20.10	301.20	
	Take down and leastell UDVO lumba Dared Farais inclusion all suffices and					
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	27	Im	49.94	1,343.84	Historic Rate Tappesfield
	caps, adjustment to gutter brackets and the like					
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,				(00.00	
	end caps, adjustment to gutter brackets and the like	8	Im	49.94	408.60	Historic Rate Tappesfield
	ROOF REPAIRS		Carrie	ed to Summary £	5,702.94	
C	ROOF REPAIRS WINDOW REPAIRS	QTY	Carrie	ed to Summary £ RATE	5,702.94 TOTAL	
С	WINDOW REPAIRS	QTY				
С		QTY				
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's		UNIT	RATE	TOTAL	
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows	2	UNIT	RATE 280.00	TOTAL 560.00	Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent	2 2	UNIT dwellings Nr	RATE 280.00 19.00	TOTAL 560.00 38.00	Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle	2 2 2	UNIT dwellings Nr Nr	RATE 280.00 19.00 16.00	TOTAL 560.00 38.00 32.00	Historic rates Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	2 2 2 4	UNIT dwellings Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00	TOTAL 560.00 38.00 32.00 124.00	Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor	2 2 2 4 2	UNIT dwellings Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52	TOTAL 560.00 38.00 32.00 124.00 29.04	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
С	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	2 2 2 4 2 2	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	2 2 2 4 2	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	2 2 2 4 2 2 2 2	UNIT dwellings Nr Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	2 2 2 4 2 2 2 2	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	2 2 2 4 2 2 2 2	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	2 2 4 2 2 2 2 2 2	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00 400.00 500.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	2 2 4 2 2 2 2 2 2	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	2 2 4 2 2 2 2 2	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00 400.00 500.00 2,293.04	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	2 2 4 2 2 2 2 2	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00 400.00 500.00 2,293.04	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	2 2 4 2 2 2 2 2	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00 400.00 500.00 2,293.04	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	2 2 4 2 2 2 2 2	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 560.00 38.00 32.00 124.00 29.04 210.00 400.00 400.00 500.00 2,293.04 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

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COMMENTS

COMMENTS

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Survey					
Carry out visual survey & hammer test to all areas of concrete	11	m2	1.96	21.56	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of cocrete	11	m2	1.82	20.02	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces This is caried out every 3m2	^{3.} 11	nr	10.44	114.84	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete are generally	eas 2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr nr nr nr nr	8.12 8.70 10.94 14.84 23.21 39.79	0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 10mm but no	t				
exceeding 25mm. Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr nr nr nr nr	10.03 13.26 15.83 19.07 23.72 39.79	0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 25mm but no	t				
exceeding 50mm. Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5 5 5 5 5 5 5	nr nr nr nr nr nr	14.26 26.03 39.46 51.56 63.99 82.56	130.15 197.30 257.80 319.95	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but no	t				
exceeding 75mm. Not exceeding 0.01m2. (Provisional Quantity) Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity) Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity) Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr nr nr nr nr nr	20.64 40.78 64.16 76.10 93.50 115.06	0.00 0.00 0.00 0.00	Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	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.	l,	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%)

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	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
			1	ried to Summary £	305.83	
	DECORATIONS					
	soffit Flat entrance doors Frame cupboard door	5.4 15 3	lm m2 Im Im	9.62 19.23 9.62 19.23	144.30	Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
	General Decorations Fascia		lm	9.62		Harmonised Rate
	Strip ceiling surfaces Strip wall surfaces		m2 m2 m2	24.37 24.37		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
	TOR (Preparation and Painting) Ceilings Walls		m2 m2	23.13 23.13		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
	Prepare and redecorate previously decorated surfaces within communal areas					
	PREVIOUSLY PAINTED SURFACES					
F	DECORATIONS	QTY	UNIT	RATE	TOTAL	
	WALKWAYS & BALCONIES		Car	ried to Summary £	0.00	
E	WALKWAYS & BALCONIES	QTY	Car UNIT	ried to Summary £ RATE	5,261.39 TOTAL	
	FAÇADE & STRUCTURAL REPAIRS					
	Helical bar across cracking brickwork. Generally to every 3rd course.	8	Im	80.00	640.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	25 48	nr m	25.00 12.00	625.00 576.00	
	Areas >0.5 sqm	12	m2	35.00		Historic rate - Carterscroft
	Carry out repairs to defective bricks using coloured mortars Rake out and repoint defective pointing	36	nr	12.50	450.00	Historic rate - Juniper House
	BRICKWORK CLEANING AND REPAIRS					
	Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplif
	smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	11 22	m2 m	15.09 7.55	165.99 165.99	Harmonised Rate + net BMI uplif
	Application of anticarbonation decorative coatings using two coats					
	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	22	m m2	8.87	195.14	
	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	105 1/	Harmonised Rate + net BMI uplif
	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	22	m m2	4.16 8.32	91.52 0.00	Harmonised Rate + net BMI uplif
	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 uplit
	Anti Carbonation Protection					

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Image: Second endeding differing and replace with markey 150mm deep flow to fails, prime along, prime marker, some make, zenerations in KMPs, burkl, so dhe like 19 im 54.02 (64.32) Premework - Year 14 BMI Uplit 3. Take down defaults along and replace with mode UPUC pipe in 8.00mm 14 im 36.85 917.10 Premework - Year 14 BMI Uplit 3. Image: Completion, and the sum of ansate the pipe and replace with mode UPUC pipe in 8.00mm 14 im 36.85 917.10 Premework - Year 14 BMI Uplit 3. Image: Completion, and the sum of ansate the pipe and replace with mode UPUC pipe in 8.00mm 14 im 36.85 917.10 Premework - Year 14 BMI Uplit 3. Image: Completion, and the sum of ansate the sum of ansate the test community of the dom and the sum of ansate the sum							_
Idamster, inclusive allogining, access posits, brackets, finging, connections, branches, stating good where passing tracing building components, flushing on completion, state to built of area. 14 Im 38.58 5.57.16 Pranework - Year 14 BMI Uplift 3. IM RANewAFER GOODS Carried to Summary E 1.190.44 IM RANewAFER GOODS Carried to Summary E TOTAL IM RANewAFER GOODS Carried to Summary E Carried to Summary E Carried to Summary E Image Carried to Summary ID India of the State		inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs	19	lm	34.02	643.28	Framework - Year 14 BMI Uplift 3:
H FRA WORKS OTY UNIT RATE TOTAL H FEO'S UNIT RATE TOTAL TOTAL H FRAWORKS OTY UNIT RATE TOTAL Intermediation full (lines, dor closer, provision all oncore by the unset (lines, dor closer, provision all oncore by the unset (lines, dor closer, provision all oncore by the unset (lines, dor closer, provision all oncore by the unset (lines, dor closer, provision all oncore by the unset (lines, dor closer, provision all oncore by the unset (lines, dor closer,		diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on	14	lm	38.58	547.16	Framework - Year 14 BMI Uplift 3
H FRA WORKS OTY UNIT RATE TOTAL FEO'S Feo's Total Total Total Manufacture, supply and install new FD0% fin door and. Door and means the instate attition of memory RT-20 or EN 1534-1. Test data must builds all incomongary to build of the door codes: giarng, immensional identication of the first RT-20 or EN 1534-1. Test data must builds all incomongary to build with thum thur in the innomaliance, 100 doors supply to an inclusion all incomoles. The incomole allows and the instale of guidance is required of appsure to fire for both states, in line with the manufacturers installing outdance. Nr 1.950.23 Gorda Rates Provisional Allowance for Gerda variations, firestopping, sidepackers stc., Nr 100.00 Provisional Allowance LOFT SPACE WORKS 1 Item 2.000.00 Provisional Allowance Supply and fit firshall fits barrier (30-minube FR) on party wall lines 1 Item 2.000.00 Provisional Allowance Extra over for per-liminaries in association with the above; non-working supply of 0.30minue for compartmentation works to roof spaces 2 Nr 10.000.00 20.000.00 Provisional Allowance FRA WORKS Carried to Summary E Z2.000.00 Provisional Allowance 2 Nr 10.000.00 20.000.00 <t< td=""><td></td><td>RAINWATER GOODS</td><td></td><td></td><td></td><td></td><td></td></t<>		RAINWATER GOODS					
FEP's Manufacture, supply and install now FD30s fire door set. Door sets must be independently tooting and smoke by the last centre, by the last c			071/				
Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and cardied for the and smoke by the test carter, to the latest stellands of ether BAT-22 or EN 1542-11 Test data multiculate all icomongery to tessed (ingres, door door, glazin, intumescent letterbox, multi- locking methanism filted with thirth turb in the intrain face, 160 degrees stynche, is standard in installations of ether BAT-22 or EN 1542- standard in installations to increase account letterbox, mul- locking methanism filted with thirth turb intro independently certified installers, in line with the manufacturers installation guidance. Nr 1,950.23 Gerda Rates Provisional Allowance for Gerda variations; frestopping, sidepackers etc., FRA Nr 100.00 Provisional Allowance LOFF SPACE WORKS 1 Item 2,000.00 Provisional Allowance Supply and finebulk the barrier (30-minute FR) on party wall inase Extra over for 30-minute FR access hatches; includes removal of hatches within existing file outahis 2 Nr 10,000.00 20,000.00 Provisional Allowance FRA WORKS 2 Nr 10,000.00 20,000.00 Provisional Allowance I Item 830.66 830.66 Framework - Year 14 BMI Uplift 3 Extra over for organizement accellance extra over for organizementation works to roof spaces 2 Nr 10,000.00 20,000.00 Provisional Allowance <td>н</td> <td>FRA WORKS</td> <td>QIY</td> <td>UNII</td> <td>RAIE</td> <td>TOTAL</td> <td></td>	н	FRA WORKS	QIY	UNII	RAIE	TOTAL	
Independently used and cartified for fire and senked by the last control, to the latest editions of ether BS 476-22 or N1634-1. Test data multiculul locking mechanism filed, B367-22 or N1634-1. Test data multiculul locking mechanism filed, B367-20 or N1634-1. Test data multiculul locking mechanism filed, B367-20 or N1645-14-2016 bits of the 6utor. Docessimal bail independence in the ID both states of the 6utor. Docessimal bail independence in the ID both states of the 6utor. Docessimal bail independence in the ID both states of the 6utor. Docessimal bail independence in the ID both states of the 6utor. Docessimal bail independence in the ID both states of the 6utor. Docessimal bail independence in the ID both states of the 6utor. Docessimal bail independence in the ID both with the manufacturers installation guidance. Nr 1,950.23 Cerda Rates Provisional Allowance for daditional FRA works. 1 Item 2,000.00 Provisional Allowance Extra over for Dornhulds FRA cores induces includes runoval of hatches within costing for curtains Extra over for Dornhulds FR access hatches; includes runoval of hatches within costing for curtains Extra over for Dornhulds FR access hatches; includes runoval of hatches within costing for curtains Extra over for per-liminating in association with the above; non-working supervised & Certificaton. 2 Nr 10,000.00 Provisional Allowance I Max OTY UNIT RATE TOTAL TOTAL I Max OTY UNIT RATE TOTAL I Max OTY UNIT Rate I Max Nr 850.06 8		FED's					
Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over for 50-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over for 30-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over for 50-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over for 50-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over for 50-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over for 50-minute FR access hatches; includes removal of hatches within existing fire curtains Extra over for 50-minute FR access hatches; includes removal of hatches within existing fire curtains 2 Nr 10,000.00 20,000.00 Provisional Allowance FRA WORKS Carried to Summary £ 22,000.00 Provisional Allowance 2 Nr 10,000.00 20,000.00 Provisional Allowance I M&E QTY UNIT RATE TOTAL Communal testing QTY UNIT RATE Framework - Year 14 BMI Uplift 32 Landlord ElCR's 1 Nr 830.66 830.66 Framework - Year 14 BMI Uplift 32 Install 1		 independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance. Provisional Allowance for Gerda variations; firestopping, sidepackers etc., FRA Provisional allowance for additional FRA works 		Nr		2,000.00	
Image: Control of the symmetry of the symmetr		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.	2	Nr	10,000.00	20,000.00	Provisional Allowance
I M&E QTY UNIT RATE TOTAL COMMUNAL TESTING Landlord EICR's 1 Item 830.66 830.66 Framework - Year 14 BMI Uplift 3. TEMPORARY LIGHTING 1 Nr 85.00 85.00 Install 230v supply for 110v transformer 1 Nr 95.00 95.00 Supply 3kva Transformer 1 Nr 105.00 105.00 Install 110v socket (fixed) 1 Nr 35.00 35.00		FRA WORKS		Querri			
Landlord EICR's1Item830.66830.66Framework - Year 14 BMI Uplift 32TEMPORARY LIGHTING1Nr85.0085.0085.00Install 230v supply for 110v transformer1Nr95.0095.00Supply 3kva Transformer1Nr95.0095.00Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm1Nr105.00105.00Install 110v socket (fixed)1Nr35.0035.00	1	M&E	QTY				
Landlord EICR's1Item830.66830.66Framework - Year 14 BMI Uplift 32TEMPORARY LIGHTING1Nr85.0085.0085.00Install 230v supply for 110v transformer1Nr95.0095.00Supply 3kva Transformer1Nr95.0095.00Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm1Nr105.00105.00Install 110v socket (fixed)1Nr35.0035.00							
TEMPORARY LIGHTINGLLLInstall 230v supply for 110v transformer1Nr85.00Supply 3kva Transformer1Nr95.00Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm1Nr105.00Install 110v socket (fixed)1Nr35.00							
Install 230v supply for 110v transformer1Nr85.00Supply 3kva Transformer1Nr95.00Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm1Nr105.00Install 110v socket (fixed)1Nr35.00		Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift 3
Supply 3kva Transformer1Nr95.0095.00Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm1Nr105.00105.00Install 110v socket (fixed)1Nr35.0035.00		TEMPORARY LIGHTING					
Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm1Nr105.00105.00Install 110v socket (fixed)1Nr35.0035.00		Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
Install 110v socket (fixed) 1 Nr 35.00 35.00		Supply 3kva Transformer	1	Nr	95.00	95.00	
		Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20Im	1	Nr	105.00	105.00	
Install L.E.D festoon 110v lighting, suitably clipped per 20lm 1 Nr 160.00 160.00		Install 110v socket (fixed)	1	Nr	35.00	35.00	
		Install L.E.D festoon 110v lighting, suitably clipped per 20lm	1	Nr	160.00	160.00	

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COMMENTS

COMMENTS

t 32.63%

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

REF	ITCM		TASK ORI	DER PRICE		
KEF	ITEM	QTY	UNIT	RATE	TOTAL	
	19-26 Huguenot Square 19-26 Huguenot Square is a terraced block of street accessed residential					
	dwellings, with the accommodation for each dwelling being spread over three floors.					
	GENERALLY					
	The works in this section comprise the following:-					
A B C D E	ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS					
F	DECORATIONS AND REPAIRS					
G H	RAINWATER GOODS FRA WORKS					
ï	M&E					
J	RISK ITEMS					
	GENERALLY		•			
A	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	8	ltem	33.16	265.26	Framework - Year 14 BMI Uplift 32
	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
	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
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift 32
	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
	ACCESS TO WORKS AT HEIGHT					
			Carri	ed to Summary £	26,320.04]

COMMENTS

32.63%

32.63%

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B	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary	<u> </u>		750.00	0 000 00	
	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 allowand
		19	nem	14.00	270.04	The Aspesios Report, Misk allowand
	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
	Take down and Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	108	lm	49.94	5.393.52	Historic Rate Tappesfield
	caps, adjustment to gutter brackets and the like				-,	
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,	33	Im	49.94	1 648 02	Historic Rate Tappesfield
	end caps, adjustment to gutter brackets and the like	55		49.94	1,040.02	
	ROOF REPAIRS			1		
С	WINDOW REPAIRS	QTY	Carri UNIT	ed to Summary £ RATE	22,852.22 TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	8	dwellings	280.00	2,240.00	Historic rates
	Renew trickle vent	8	dwellings Nr	19.00	152.00	Historic rates
	Renew trickle vent Renew handle	8 8	Nr Nr	19.00 16.00	152.00 128.00	Historic rates Historic rates
	Renew trickle vent Renew handle Renew hinges	8	Nr Nr Nr	19.00 16.00 31.00	152.00 128.00 496.00	Historic rates Historic rates Historic rates
	Renew trickle vent Renew handle	8 8 16	Nr Nr	19.00 16.00 31.00 14.52 105.00	152.00 128.00 496.00 116.16 840.00	Historic rates Historic rates Historic rates Historic rates Historic rates
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	8 8 16 8 8 8	Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	152.00 128.00 496.00 116.16 840.00 1,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	8 8 16 8 8	Nr Nr Nr Nr Nr	19.00 16.00 31.00 14.52 105.00	152.00 128.00 496.00 116.16 840.00 1,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	8 8 16 8 8 8	Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	152.00 128.00 496.00 116.16 840.00 1,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	8 8 16 8 8 8 8	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	152.00 128.00 496.00 116.16 840.00 1,600.00 1,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	8 8 16 8 8 8	Nr Nr Nr Nr Item	19.00 16.00 31.00 14.52 105.00 200.00	152.00 128.00 496.00 116.16 840.00 1,600.00 1,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	8 8 16 8 8 8 8	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 200.00	152.00 128.00 496.00 116.16 840.00 1,600.00 1,600.00 2,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates	8 8 16 8 8 8 8	Nr Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00	152.00 128.00 496.00 116.16 840.00 1,600.00 1,600.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS	8 8 16 8 8 8 8	Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £	152.00 128.00 496.00 116.16 840.00 1,600.00 1,600.00 2,000.00 9,172.16	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	8 8 16 8 8 8 8	Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £	152.00 128.00 496.00 116.16 840.00 1,600.00 1,600.00 2,000.00 9,172.16	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	8 8 16 8 8 8 8	Nr Nr Nr Nr Item Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £ RATE	152.00 128.00 496.00 116.16 840.00 1,600.00 2,000.00 9,172.16 TOTAL	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	8 8 16 8 8 8 8	Nr Nr Nr Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £	152.00 128.00 496.00 116.16 840.00 1,600.00 2,000.00 9,172.16 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged spanish slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	8 8 16 8 8 8 8	Nr Nr Nr Nr Item Item Item	19.00 16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £ RATE	152.00 128.00 496.00 116.16 840.00 1,600.00 2,000.00 9,172.16 TOTAL	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

COMMENTS

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32.63%

COMMENTS

COMMENTS

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ft (32.63%)

33	m2	1.82	60.06	Harmonised Rate + net BMI uplift (32.63%)
11	nr	10.44	114.84	Harmonised Rate + net BMI uplift (32.63%)
2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
5	nr	8.12	40.60	Harmonised Rate + net BMI uplift (32.63%)
5	nr	8.70		Harmonised Rate + net BMI uplift (32.63%)
5	nr	10.94	54.70	Harmonised Rate + net BMI uplift (32.63%)
5	nr	14.84	74.20	Harmonised Rate + net BMI uplift (32.63%)
5	nr	23.21	116.05	Harmonised Rate + net BMI uplift (32.63%)
5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
_			FA / =	
	nr			Harmonised Rate + net BMI uplift (32.63%)
	nr	I		Harmonised Rate + net BMI uplift (32.63%)
	nr			Harmonised Rate + net BMI uplift (32.63%)
	nr			Harmonised Rate + net BMI uplift (32.63%)
5	nr	I		Harmonised Rate + net BMI uplift (32.63%)
5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (32.63%)
-		44.00	74.00	
	1 1			Harmonised Rate + net BMI uplift (32.63%)
				Harmonised Rate + net BMI uplift (32.63%)
				Harmonised Rate + net BMI uplift (32.63%)
	1 1			Harmonised Rate + net BMI uplift (32.63%)
		I		Harmonised Rate + net BMI uplift (32.63%)
5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
F		20.64	102.00	Hermoniand Rote L not RML unlift (22.629()
				Harmonised Rate + net BMI uplift (32.63%)
	1 1	I		Harmonised Rate + net BMI uplift (32.63%)
•				Harmonised Rate + net BMI uplift (32.63%)
-				Harmonised Rate + net BMI uplift (32.63%)
-		I		Harmonised Rate + net BMI uplift (32.63%)
5	nr	115.06	575.30	Harmonised Rate + net BMI uplift (32.63%)
2	m	8.50	17.00	Historic rate - Juniper House
	m	35.00	0.00	Star rate
	m2	26.69		Harmonised Rate + net BMI uplift (32.63%)
	lm	26.69	0.00	Harmonised Rate + net BMI uplift (32.63%)
	11 2 5 5 5 5 5 5 5 5 5 5 2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 2	11 nr 2 nr 5 nr 2 m m m	11 nr 10.44 2 nr 20.56 5 nr 8.12 5 nr 8.70 5 nr 10.94 5 nr 10.94 5 nr 10.94 5 nr 11.84 5 nr 10.94 5 nr 10.93 5 nr 20.94 5 nr 20.64 5 nr 93.50 7 93.50 115.06 6 nr 35.00 6 nr 35.00 7 115.06 10 7 115.06 10 8 10 10 9 <	11 nr 10.44 114.84 2 nr 20.56 41.12 5 nr 8.12 40.60 5 nr 8.12 40.60 5 nr 10.94 54.70 5 nr 10.94 54.70 5 nr 13.26 66.30 5 nr 13.26 71.50 5 nr 14.26 71.30 5 nr 23.72 118.60 5 nr 25.60 130.01 5 nr 20.64 103.20 5 nr 20.56

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 (3
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 (3
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 (3
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 (3
Application of anticarbonation decorative coatings using two coats					
smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
Surfaces exceeding 300mm girth	11	m2	15.09	165.99	Harmonised Rate + net BMI uplift (3

(32.63%)

(32.63%)

(32.63%)

(32.63%)

(32.63%)

NF 28 -	19-26 Huguenot					
	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.
E	BRICKWORK CLEANING AND REPAIRS					
c	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		Historic rate - Carterscroft
	Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	25 48	nr m	25.00 12.00	625.00 576.00	
F	Helical bar across cracking brickwork. Generally to every 3rd course.	8	lm	80.00	640.00	Historic rate - Carterscroft
 F	AÇADE & STRUCTURAL REPAIRS					
E V	VALKWAYS & BALCONIES	QTY	Car UNIT	ried to Summary £ RATE	8,614.75 TOTAL	
	VALRWATS & BALCONIES			RAIE	TOTAL	
F	PRIVATE BALCONIES					
F	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 iles	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
F	Provisional allowance for asphalt repairs	4	Item	500.00	2,000.00	Provisional allowance
v	VALKWAYS & BALCONIES		·			
F D	DECORATIONS	QTY	Car UNIT	ried to Summary £ RATE	8,629.32 TOTAL	
	PREVIOUSLY PAINTED SURFACES					
F	Prepare and redecorate previously decorated surfaces within communal areas					
г	OR (Preparation and Painting)					
C	Ceilings		m2	23.13		Harmonised Rate + net BMI uplift (28
	Valls		m2	23.13		Harmonised Rate + net BMI uplift (28.
	Strip ceiling surfaces		m2 m2	24.37 24.37		Harmonised Rate + net BMI uplift (28. Harmonised Rate + net BMI uplift (28.
	Strip wall surfaces		1112	24.37		
-	General Decorations					
	Cladding	12	m2	19.23	230.76	Harmonised Rate
	ascia		m	9.62		Harmonised Rate Harmonised Rate
	offit Frame/posts to Pb balustrade	320	m	9.62 9.62	3 078 40	Harmonised Rate
	Rwp	56	m m	9.62		Harmonised Rate
	Small rail	12	m	9.62		Harmonised Rate
	Ceilings to ground floor flats	192	m2	19.23		Harmonised Rate
	Doors	16	m2	19.23		Harmonised Rate
F	Frame	30	m	9.62	288.60	Harmonised Rate
Ν	Neter cupboards	25	no	19.23	480.75	Harmonised Rate
	DECORATIONS		0		0 700 54	
C			Car	ried to Summary £	8,732.51	
	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
G R	RAINWATER GOODS	QTY		RATE	TOTAL	

(32.63%)

COMMENTS

COMMENTS

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32.63%

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

2.63%

COMMENTS

COMMENTS

2.63%

London Borough of Southwark Bill Nr 28 - 19-26 Huguenot

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

			TASK ORI	DER PRICE		
REF	ITEM	QTY	UNIT	RATE	TOTAL	
	12-22 Philip					
	12-22 Philip Walk is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over two floors.					
	GENERALLY					
	The works in this section comprise the following:-					
А	ACCESS TO WORKS AT HEIGHT					
В						
C D	WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS					
Е	BALCONIES & WALKWAYS					
F G	DECORATIONS AND REPAIRS RAINWATER GOODS					
H	FRA WORKS					
l J	M&E RISK ITEMS					
5						
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary		14	00.40	400.00	Fromowork Voor 14 DMI Linift
	hoardings and barriers to protect occupiers and public from work areas at all	4	Item	33.16	132.63	Framework - Year 14 BMI Uplift
	times.					
	Protect all existing retained fixtures and fittings, plants and garden areas for	4	Item	66.32	265.26	Framework - Year 14 BMI Uplift
	duration of contract.					
	Allow for the temporary unclipping of all wires, reclip on completion both externally					
	and internally. Include for the protection and possible resisting aerials, telecommunication cables, door entry wiring and the like.	1	ltem	99.47	99.47	Framework - Year 14 BMI Uplift
					400.0-	
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift
	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	1.0	Item	20,162.00	20,162.00	MAC Quote
	Scaffolding.					
	Weekky herestiene	40.0	NI-	000.00	0 400 00	
	Weekly Inspections	12.0	Nr	200.00		
	Remove and refix satellite dish - Provisional	2	nr	86.21	172.42	Framework - Year 14 BMI Uplift
	ACCESS TO WORKS AT HEIGHT		Corri	ed to Summary £	23 /30 73	
		I	Carri	ed to Summary £	23,430.73	1

COMMENTS

lift 32.63%

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lift 32.63%

lift 32.63%

В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary dormer, set aside existing materials for reuse and reinstate roof once loft space works are complete	4	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs Replace broken slates in patch up to 0.5 M2 Replace patch of broken slate up to 1 m2. Replace ally ridge detail Carry out repalcement lead work to vents on roof <u>All of the above:-</u>	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 Include
	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 3
	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					
С	WINDOW REPAIRS	QTY	Carri	ed to Summary £ RATE	12,416.44 TOTAL	
		S. 1			IUIAL	
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	4	dwellings	280.00	1 120 00	Historic rates
	Renew trickle vent	4				
			I INI	1 19.001	76.00	Historic rates
	Renew handle	4	Nr Nr	19.00 16.00		Historic rates Historic rates
	Renew handle	4 8		16.00 31.00	64.00	
		4 8 4	Nr	16.00 31.00	64.00 248.00	Historic rates
	Renew handle Renew hinges Renew restrictor	4 8 4 4	Nr Nr	16.00 31.00 14.52	64.00 248.00 58.08	Historic rates Historic rates
	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	4 8 4 4 4	Nr Nr Nr	16.00 31.00 14.52 105.00	64.00 248.00 58.08 420.00	Historic rates Historic rates Historic rates Historic rates
	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	4 8 4 4 4 4	Nr Nr Nr Item	16.00 31.00 14.52 105.00 200.00	64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	4 8 4 4 4 4	Nr Nr Nr Nr	16.00 31.00 14.52 105.00	64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates
	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal	4 8 4 4 4 4	Nr Nr Nr Item	16.00 31.00 14.52 105.00 200.00	64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	4 8 4 4 4 4 4	Nr Nr Nr Item	16.00 31.00 14.52 105.00 200.00	64.00 248.00 58.08 420.00 800.00 800.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance
	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	4 8 4 4 4 4 4	Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00 200.00 200.00	64.00 248.00 58.08 420.00 800.00 800.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS		Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00 200.00 250.00 250.00	64.00 248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	4 8 4 4 4 4 4 4 2	Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00 200.00 200.00	64.00 248.00 58.08 420.00 800.00 800.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS		Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00 200.00 250.00 250.00	64.00 248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS		Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00 200.00 250.00 250.00	64.00 248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS		Nr Nr Nr Item Item	16.00 31.00 14.52 105.00 200.00 200.00 250.00 250.00	64.00 248.00 58.08 420.00 800.00 1,000.00 4,586.08 TOTAL	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
D	Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	QTY	Nr Nr Nr Item Item Carri UNIT	16.00 31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £ RATE	64.00 248.00 58.08 420.00 800.00 1,000.00 4,586.08 TOTAL	Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

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Carry out full cover meter survey to all areas of cocrete	6	m2	1.82	10.92	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	2	nr	10.44	20.88	Harmonised Rate + net BMI uplift (32.63%)
This is called out every Sinz					
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
Cut out and repair concrete in patches to small areas, depth not exceeding 10mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	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.	-		11.00	74.00	Llarmaniand Data L not DML unlift (22.620/)
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26		Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift (32.63%)
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (32.63%)
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56	412.80	Harmonised Rate + net BMI uplift (32.63%)
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	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		Harmonised Rate + net BMI uplift (32.63%)
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50	0.00	Harmonised Rate + net BMI uplift (32.63%)
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika MonoTop 615 repair mortar	2	m	8.50	17.00	Historic rate - Juniper House
To cracks formed at points of expansion, cut crack to a width of 20mm install					
bond breaker tape to back of chase. Install polyethylene backing rod if required, prime and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
Corrosion Inhibitor					
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
Surfaces exceeding 300mm girth 2/sqm		m2	26.69		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					
			•		

	Frame Sidescreens Porch soffit	30 6 9	lm m2 m2	9.62 36.07 19.23	216.42	Harmonised Rate Harmonised Rate Harmonised Rate
	Fascia soffit Flat entrance doors	11	lm lm m2	9.62 9.62 36.07	389.56	Harmonised Rate Harmonised Rate Harmonised Rate
	General Decorations		Im			Harmonisod Pata
	Strip ceiling surfaces Strip wall surfaces		m2 m2	24.37 24.37		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
	TOR (Preparation and Painting) Ceilings Walls		m2 m2	23.13 23.13		Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
	Prepare and redecorate previously decorated surfaces within communal areas					
	PREVIOUSLY PAINTED SURFACES					
F	DECORATIONS	QTY		ied to Summary £ RATE	0.00 TOTAL	
	WALKWAYS & BALCONIES			ind to Summary	0.00	
E	WALKWAYS & BALCONIES	QTY	Carr	ied to Summary £ RATE	7,825.36 TOTAL	
	FAÇADE & STRUCTURAL REPAIRS					
	Helical bar across cracking brickwork. Generally to every 3rd course.	12	Im	80.00	960.00	Historic rate - Carterscroft
	Areas 0-25-0.5 sqm Areas less than 0.25 sqm/joints/perps	42 90	nr m	12.00	1,050.00 1,080.00	
	Rake out and repoint defective pointing Areas >0.5 sqm	25 42	m2	35.00 25.00		Historic rate - Carterscroft
	Carry out repairs to defective bricks using coloured mortars	65	nr	12.50	812.50	Historic rate - Juniper House
	BRICKWORK CLEANING AND REPAIRS					
	Ditto, to rendered tank rooms & chimneys	55	m2	15.09		Harmonised Rate + net BMI uplif
	Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces exceeding 300mm girth Surfaces not exceeding 300mm	6 33	m2 m	15.09 7.55	90.54 248.99	Harmonised Rate + net BMI uplif
	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	33	m m2	8.87 17.74	292.71 0.00	Harmonised Rate + net BMI uplif
	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 uplif
	Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys	33	m m2	4.16 8.32	137.28 0.00	Harmonised Rate + net BMI uplif
	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats Surfaces exceeding 300mm girth	6	m2	8.32		Harmonised Rate + net BMI uplif

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	Additional asbestos removal	1	Item		10,000.00	
J	RISK ITEMS	QTY	Carri UNIT	ed to Summary £ RATE	1,575.66 TOTAL	
	M&E					
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	TEMPORARY LIGHTING					
	Landlord EICR's	1	ltem	830.66	830.66	Framework - Year 14 BMI Uplift 3
		U, I	UNIT		IUIAL	
	M&E	QTY	Carrie	ed to Summary £	4,000.00 TOTAL	
	penetrations FRA WORKS			000.00	2,000.00	
	LOFT SPACE WORKS Provisional allowance for additional firestopping to existing fire breaks and service	4	Nr	500.00	2 000 00	Provisional Allowance
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	FRA					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00	0.00	
	standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.					
	ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016		Nr	1,950.23	0.00	Gerda Rates
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all					
	FED's	4				
Н	RAINWATER GOODS FRA WORKS	QTY	Carrie	ed to Summary £ RATE	4,364.96 TOTAL	
	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
	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

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

REF			TASK ORI	DER PRICE		
REF	ITEM	QTY	UNIT	RATE	TOTAL	
	24-30 Philip					
	24-30 Philip Walk is a terraced block of street accessed residential dwellings, with the accommodation for each dwelling being spread over two floors.					
	the accommodation for each dwelling being spread over two hoors.					
	GENERALLY					
	The works in this section comprise the following:-					
А	ACCESS TO WORKS AT HEIGHT					
В	ROOF REPAIRS					
С	WINDOW REPAIRS					
D	FAÇADE & STRUCTURAL REPAIRS					
E F	BALCONIES & WALKWAYS DECORATIONS AND REPAIRS					
G	RAINWATER GOODS					
н	FRAWORKS					
I	M&E					
J	RISK ITEMS					
	GENERALLY		1	1		
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all					
	necessary temporary signs to direct occupiers and public. Provide all necessary	4	ltem	33.16	132.63	Framework - Year 14 BMI Uplift
	hoardings and barriers to protect occupiers and public from work areas at all				102.00	· · · · · · · · · · · · · · · · · · ·
	times.					
	Protect all existing retained fixtures and fittings, plants and garden areas for	4	Item	66.32	265 <u>26</u>	Framework - Year 14 BMI Uplift
	duration of contract.	-		00.32	203.20	
	Allow for the temporary unclipping of all wires, reclip on completion both externally					
	and internally. Include for the protection and possible resisting aerials,	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift
	telecommunication cables, door entry wiring and the like.					
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift
	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	1.0	Item	16,197.00	16,197.00	MAC Quote
	Scaffolding.					
	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
		-		00.21		
	ACCESS TO WORKS AT HEIGHT		Carri	ed to Summary F	19 065 73	
			Carri	ed to Summary £	19,065.73]

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В	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary					
	dormer, set aside existing materials for reuse and reinstate roof once loft space	4	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	works are complete					
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs					
	Replace broken slates in patch up to 0.5 M2					
	Replace patch of broken slate up to 1 m2.					
	Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding,					
	sheathing felts, tilting battens and the like nominal width 600mm					
	Replace ally ridge detail					
	Carry out repalcement lead work to vents on roof					
	All of the above:-	4	Item	1,000.00	4,000.00	Provisional Allowance
	SOFFIT & FASCIA					
	Take down defective soffit board	17	lm	14.66	252.89	No Asbestos Report, Risk Include
	Install UPVC hockey stick soffit over existing timber soffit inclusive all cutting,	69	lm	20.16	1 301 02	Framework - Year 14 BMI Uplift 3
	fixing, end caps, adjustment to gutter brackets and the like	00		20.10	1,001.02	
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end					
	caps, adjustment to gutter brackets and the like	110	lm	49.94	5,493.40	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,					
	end caps, adjustment to gutter brackets and the like	51	lm	49.94	2,546.94	Historic Rate Tappesfield
	ROOF REPAIRS		Carri	ed to Summary £	16,684.25	
С	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows	4	dwellings	280.00	1,120.00	Historic rates
	Renew trickle vent	4	Nr	19.00		Historic rates
	Renew handle	4	NI	40.00		Historic rates
		-	Nr	16.00	64.00	I IISIUIIC TALES
	Renew hinges	8	Nr	31.00	248.00	Historic rates
	Renew restrictor	8 4	Nr Nr	31.00 14.52	248.00 58.08	Historic rates Historic rates
	Renew restrictor Renew tilt and turn top hinge	8 4 4	Nr Nr Nr	31.00 14.52 105.00	248.00 58.08 420.00	Historic rates Historic rates Historic rates
	Renew restrictor Renew tilt and turn top hinge Mastic renewal	8 4 4 4	Nr Nr Nr Item	31.00 14.52 105.00 200.00	248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Provisional Allowance
	Renew restrictor Renew tilt and turn top hinge	8 4 4 4 4	Nr Nr Nr	31.00 14.52 105.00	248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates
	Renew restrictor Renew tilt and turn top hinge Mastic renewal	8 4 4 4 4	Nr Nr Nr Item	31.00 14.52 105.00 200.00	248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Provisional Allowance
	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	8 4 4 4 4 4	Nr Nr Nr Item	31.00 14.52 105.00 200.00	248.00 58.08 420.00 800.00 800.00	Historic rates Historic rates Historic rates Provisional Allowance
	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING	8 4 4 4 4 4	Nr Nr Item Item	31.00 14.52 105.00 200.00 200.00	248.00 58.08 420.00 800.00 800.00	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS		Nr Nr Item Item Item	31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £	248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates	8 4 4 4 4 4 4 2	Nr Nr Item Item	31.00 14.52 105.00 200.00 200.00 200.00	248.00 58.08 420.00 800.00 800.00 1,000.00	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS		Nr Nr Item Item Item	31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £	248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS		Nr Nr Item Item Item	31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £	248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	QTY	Nr Nr Item Item Item	31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £ RATE	248.00 58.08 420.00 800.00 1,000.00 4,586.08 TOTAL	Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance
D	Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS		Nr Nr Item Item Item	31.00 14.52 105.00 200.00 200.00 200.00 250.00 ed to Summary £	248.00 58.08 420.00 800.00 1,000.00 4,586.08 TOTAL	Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance Provisional Allowance

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			1		
Carry out visual survey & hammer test to all areas of concrete	4	m2	1.96	7.84	Harmonised Rate + net BMI uplift (
Carry out full cover meter survey to all areas of cocrete	4	m2	1.82	7.28	Harmonised Rate + net BMI uplift (
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	1	nr	10.44	13.92	Harmonised Rate + net BMI uplift (
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (
Concrete Repairs - Please note all quantities are provisional					
Gui oui anu repair concrete in patches to smail areas, ueptir not exceeding					
Not exceeding 0.01m2. (Provisional Quantity)		nr	8.12	0.00	Harmonised Rate + net BMI uplift (
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	8.70		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94	0.00	Harmonised Rate + net BMI uplift (
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84	0.00	Harmonised Rate + net BMI uplift (
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21	0.00	Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79	0.00	Harmonised Rate + net BMI uplift (
Cut out and repair concrete in patches to small areas, depth over 10mm but not					
exceeding 25mm.	_				
Not exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03		Harmonised Rate + net BMI uplift (
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83		Harmonised Rate + net BMI uplift (
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	19.07		Harmonised Rate + net BMI uplift (
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	39.79	198.95	Harmonised Rate + net BMI uplift (
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 (
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	26.03		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	39.46		Harmonised Rate + net BMI uplift (
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	63.99		Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56		Harmonised Rate + net BMI uplift (
Cut out and repair concrete in patches to small areas, depth over 50mm but not					
exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)		nr	20.64		Harmonised Rate + net BMI uplift (
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78		Harmonised Rate + net BMI uplift (
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50		Harmonised Rate + net BMI uplift (
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (
Hairline Cracks					
Grind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika	1	m	8.50	8 50	Historic rate - Juniper House
MonoTop 615 repair mortar	I		0.50	0.00	
To cracks formed at points of expansion, cut crack to a width of 20mm install bond breaker tape to back of chase. Install polyethylene backing rod if required,		m	35.00	0.00	Star rate
prime and seal using Mastic to form dummy expansion joint.			33.00	0.00	
Corrosion Inhibitor					
		1	I		
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)		_			
Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity) Surfaces exceeding 300mm girth 2/sqm Surfaces not exceeding 300mm 2/Lin.m		m2 Im	26.69 26.69		Harmonised Rate + net BMI uplift (Harmonised Rate + net BMI uplift (

ift (32.63%) lift (32.63%) lift (32.63%) lift (32.63%) ift (32.63%) ift (32.63%) lift (32.63%) lift (32.63%) lift (32.63%) lift (32.63%) lift (32.63%) ift (32.63%)

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Frame Small rail DECORATIONS RAINWATER GOODS	40 	Im Carr UNIT	9.62 ied to Summary £	908.06 TOTAL	
Small rail	40	Im	9.62	004.00	
	40	l Im	9.621	004.00	
	40	lm	9.62		Harmonised Rate Harmonised Rate
Flat entrance doors	7	m2	19.23		Harmonised Rate
soffit		Im	9.62		Harmonised Rate
		m2	9.62		Harmonised Rate
General Decorations					
Strip wall surfaces		m2	24.37		Harmonised Rate + net BMI uplif
Strip ceiling surfaces		m2	24.37		Harmonised Rate + net BMI uplif
					Harmonised Rate + net BMI uplif
			02.12		Harmonised Rate + net BMI uplif
Prepare and redecorate previously decorated surfaces within communal areas					
PREVIOUSLY PAINTED SURFACES					
DECORATIONS	QTY	UNIT		TOTAL	
WALKWAYS & BALCONIES		Corr	ind to Summany	0.00	
WALKWAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
FACADE & STRUCTURAL REPAIRS					
Helical bar across cracking brickwork. Generally to every 3rd course.	12	lm	80.00	960.00	Historic rate - Carterscroft
Areas less than 0.25 sqm/joints/perps	90	m	12.00	1,080.00	
Areas 0-25-0.5 sqm	42	nr	25.00		
Areas >0.5 sqm	25	m2	35.00		Historic rate - Carterscroft
Rake out and repoint defective pointing					
Carry out repairs to defective bricks using coloured mortars	60	nr	12.50	750.00	Historic rate - Juniper House
BRICKWORK CLEANING AND REPAIRS					
Ditto, to rendered tank rooms & chimneys		m2	15.09	0.00	Harmonised Rate + net BMI uplif
	7	m			
	4	m2	15.09	60.36	Harmonised Rate + net BMI uplif
	1		1 1		Harmonised Rate + net BMI uplif
	4				Harmonised Rate + net BMI uplif
the appearance of mapping					
Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove					
Ditto, to rendered tank rooms & chimneys		m2	8.32	0.00	Harmonised Rate + net BMI uplif
Surfaces not exceeding 300mm	7	m	4.16		
	4	m2	8.32	33.28	Harmonised Rate + net BMI uplif
Apply Sika 552 W agua primer to the soffit to consolidate the existing coating and					
	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 not exceeding 300mm girth Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appearance of mapping Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces not exceeding 300mm Ditto, to rendered tank rooms & chimneys BRICKWORK CLEANING AND REPAIRS Carry out repairs to defective bricks using coloured mortars Rake out and repoint defective pointing Areas 0-25 ogm Areas 0-25 of sqm Areas 0-25 of sqm Areas 1-25 sqm/joints/perps Helical bar across cracking brickwork. Generally to every 3rd course. FAÇADE & STRUCTURAL REPAIRS WALKWAYS & BALCONIES DECORATIONS	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats 4 Surfaces exceeding 300mm girth 4 Surfaces not exceeding 300mm girth 4 Surfaces acces symmetric in the thores thin to maters 60 Rake out an	Apply Sika 552 W aque primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further coats Surfaces on texeeding 300mm 4 m2 Apply Sika 545W Elastofil to the soffit to cover the existing coatings and remove the appearance of mapping Surfaces not exceeding 300mm girth 4 m2 Apply Sika 545W Elastofil to the soffit to cover the existing coatings and remove the appearance of mapping Surfaces not exceeding 300mm girth 4 m2 Apply Sika 545W Elastofil to the soffit to cover the existing coatings and remove the appearance of mapping Surfaces exceeding 300mm girth 4 m2 Apple Sika 545W Elastofil to the soffit to cover the existing coatings and remove the appearance of mapping Surfaces exceeding 300mm girth 4 m2 Application of anticarbonation decorative coatings using two coats smoothelastomeric / methaccrylic coating to all exposed concrete surfaces Surfaces not exceeding 300mm girth 7 m Surfaces not exceeding 300mm girth 7 m2 4 m2 BRICKWORK CLEANING AND REPARS 60 nr m2 Carry out repairs to defective pointing Areas 0.50.5 sqm 7 m2 25 m2 Areas 10.25 sqm/joints/perps 90 m 1 1 Helical bar across cracking brickwork. Generally to every 3rd course. 12 1m FAÇADE & STRUCTURAL REPAIRS Carr Carr WALKWAYS & BALCONIES QTY UNIT <td>Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further costs Surfaces exceeding 300mm pith 4 m2 8.32 Surfaces exceeding 300mm pith 7 m 4.16 Ditto, to rendered tank rooms & chinneys 7 m2 8.32 Apply Sika 552 W Batofill to the soffit to cover the existing coatings and remove the appearance of mapping 4 m2 17.74 Surfaces exceeding 300mm girth 4 m2 17.74 Surfaces exceeding 300mm girth 7 m 8.87 Ditto, to rendered tank rooms & chinneys 7 m2 17.74 Surfaces exceeding 300mm girth 7 m2 17.74 Surfaces exceeding 300mm girth 7 m2 17.74 Surfaces exceeding 300mm girth 7 m2 15.09 Surfaces exceeding 300mm girth 10 m2 15.09 Surfaces exceeding 300mm girth 7 m2 35.00 Surfaces exceeding 300mm girth 25 m2 35.00 Areas 0.25 sqm 25 m1 25.</td> <td>Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit roady to receive further coats Surfaces exceeding 300mm gifth Surfaces exceeding 300mm gifth Surfaces exceeding 300mm gifth 4 m2 8.32 33.28 Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appaarance of mapping Surfaces exceeding 300mm gifth 4 m2 17.74 70.96 Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appaarance of mapping Surfaces exceeding 300mm gifth 4 m2 17.74 70.96 Applecation of anticarbonation decorative coatings using two coats smoothelastomeric / methacerylic coating to using two coats storaces exceeding 300mm gifth 7 m2 15.09 60.38 Surfaces exceeding 300mm 7 m2 15.00 0.00 Excerve out repairs to defactive bricks using coloured mortars 800 nr 12.50 750.00 Rake out and repoint defective pointing Areas 0.25.0 Signn 25 m2 35.00 875.00 Areas 0.25.0 Signn 26 rr 25.00 1.650.00 Make out and repoint defective pointing Areas 0.25.0</td>	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit ready to receive further costs Surfaces exceeding 300mm pith 4 m2 8.32 Surfaces exceeding 300mm pith 7 m 4.16 Ditto, to rendered tank rooms & chinneys 7 m2 8.32 Apply Sika 552 W Batofill to the soffit to cover the existing coatings and remove the appearance of mapping 4 m2 17.74 Surfaces exceeding 300mm girth 4 m2 17.74 Surfaces exceeding 300mm girth 7 m 8.87 Ditto, to rendered tank rooms & chinneys 7 m2 17.74 Surfaces exceeding 300mm girth 7 m2 17.74 Surfaces exceeding 300mm girth 7 m2 17.74 Surfaces exceeding 300mm girth 7 m2 15.09 Surfaces exceeding 300mm girth 10 m2 15.09 Surfaces exceeding 300mm girth 7 m2 35.00 Surfaces exceeding 300mm girth 25 m2 35.00 Areas 0.25 sqm 25 m1 25.	Apply Sika 552 W aqua primer to the soffit to consolidate the existing coating and prime the soffit roady to receive further coats Surfaces exceeding 300mm gifth Surfaces exceeding 300mm gifth Surfaces exceeding 300mm gifth 4 m2 8.32 33.28 Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appaarance of mapping Surfaces exceeding 300mm gifth 4 m2 17.74 70.96 Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove the appaarance of mapping Surfaces exceeding 300mm gifth 4 m2 17.74 70.96 Applecation of anticarbonation decorative coatings using two coats smoothelastomeric / methacerylic coating to using two coats storaces exceeding 300mm gifth 7 m2 15.09 60.38 Surfaces exceeding 300mm 7 m2 15.00 0.00 Excerve out repairs to defactive bricks using coloured mortars 800 nr 12.50 750.00 Rake out and repoint defective pointing Areas 0.25.0 Signn 25 m2 35.00 875.00 Areas 0.25.0 Signn 26 rr 25.00 1.650.00 Make out and repoint defective pointing Areas 0.25.0

olift (32.63%)

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COMMENTS

COMMENTS

plift (28.28%) plift (28.28%) plift (28.28%) plift (28.28%)

	Additional asbestos removal (Asbestos Soffits)	1	Item		10,000.00	
J	RISK ITEMS	QTY	UNIT	ed to Summary £ RATE	1,575.66 TOTAL	
	M&E		0	d to Summer C	A 676 00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20Im	2	Nr	105.00	210.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	TEMPORARY LIGHTING					
	Landlord EICR's	1	Item	830.66	830.66	Framework - Year 14 BMI Uplift
	COMMUNAL TESTING					
	M&E	QTY	UNIT	ed to Summary £ RATE	4,000.00 TOTAL	
	FRA WORKS		0	d to Summer C	4 000 00	
	Provisional allowance for additional firestopping to existing fire breaks and service penetrations	4	Nr	500.00	2,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Provisional allowance for additional FRA works	1	Item		2,000.00	Provisional Allowance
	FRA					
	Provisional Allowance for Gerda variations; firestopping, sidepackers etc.,		Nr	100.00		
	standard. Installations to be carried out by independently certified installers, in line with the manufacturers installation guidance.					
	numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016			1,000.20		
	ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,		Nr	1,950.23		Gerda Rates
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all					
	FED's					
Н	FRA WORKS	QTY	UNIT	ed to Summary £ RATE	3,813.47 TOTAL	
	RAINWATER GOODS					
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area	38	lm	38.58	1,466.12	Framework - Year 14 BMI Uplif
	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 Uplif

t 32.63%

t 32.63%

COMMENTS

COMMENTS

t 32.63%

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

REF			TASK ORI	DER PRICE		
REF	ITEM	QTY	UNIT	RATE	TOTAL	
	32-40 Philip					
	52-40 Filmp					
	32-40 Philip Walk is a terraced block of street accessed residential dwellings, with					
	the accommodation for each dwelling being spread over two floors.					
	GENERALLY					
	The works in this section comprise the following:-					
А	ACCESS TO WORKS AT HEIGHT					
В	ROOF REPAIRS					
С	WINDOW REPAIRS					
D	FAÇADE & STRUCTURAL REPAIRS					
E F	BALCONIES & WALKWAYS DECORATIONS AND REPAIRS					
G	RAINWATER GOODS					
H	FRA WORKS					
I	M&E					
J	RISK ITEMS					
	GENERALLY			1		
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS					
	Maintain safe access to dwellings during duration of contract. Provide all					
	necessary temporary signs to direct occupiers and public. Provide all necessary	4	Item	33.16	132.63	Framework - Year 14 BMI Uplift
	hoardings and barriers to protect occupiers and public from work areas at all	-	nom	00.10	102.00	
	times.					
	Protect all existing retained fixtures and fittings, plants and garden areas for		14		005.00	Framework - Year 14 BMI Uplift
	duration of contract.	4	Item	66.32	205.20	
	Allow for the temporary unclipping of all wires, reclip on completion both externally					
	and internally. Include for the protection and possible resisting aerials,	1	Item	99.47	99.47	Framework - Year 14 BMI Uplift
	telecommunication cables, door entry wiring and the like.					
				400.05	400.05	
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift
	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	1.0	Item	17,161.00	17 161 00	MAC Quote
	Design and Management Regulations and Annex 2 - Code of Practice for	1.0	i i i i i i i i i i i i i i i i i i i			
	Scaffolding.					
	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
			L	1		
1	ACCESS TO WORKS AT HEIGHT			ed to Summary £	20,029.73	

COMMENTS

lift 32.63%

lift 32.63%

lift 32.63%

lift 32.63%

ift 32.63%

	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	TEMPORARY DORMER					
	Take down existing tiles and felt to form opening and creation of temporary					
	dormer, set aside existing materials for reuse and reinstate roof once loft space	4	Nr	750.00	3,000.00	Historic Rate Arnold Dobson
	works are complete					
	MAIN ROOF COVERINGS - PITCHED					
	Singal slate repairs					
	Replace broken slates in patch up to 0.5 M2					
	Replace patch of broken slate up to 1 m2.					
	Extra over roof for code 5 lead valley gutter inclusive all WBP ply boarding,					
	sheathing felts, tilting battens and the like nominal width 600mm					
	Replace ally ridge detail					
	Carry out repalcement lead work to vents on roof					
	All of the above:-	4	Item	1,000.00	4.000.00	Provisional Allowance
				,	,	
	SOFFIT & FASCIA					
	Take down defective soffit board	15	Im	14.66	216.97	No Asbestos Report, Risk Include
	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 3
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end	05		10.04	4 00 4 0 4	Listeria Deta Tana adiala
	caps, adjustment to gutter brackets and the like	85	lm	49.94	4,234.91	Historic Rate Tappesfield
	take down and Install UPVC Jumbo Board Bargeboard inclusive all cutting, fixing,					
	end caps, adjustment to gutter brackets and the like	32	Im	49.94	1,598.08	Historic Rate Tappesfield
	ROOF REPAIRS			1		
			Corri		14 042 40	
С	WINDOW REPAIRS	QTY		ed to Summary £ RATE	14,243.42 TOTAL	
С	WINDOW REPAIRS	QTY	Carri UNIT	ed to Summary £ RATE	14,243.42 TOTAL	
C	WINDOW REPAIRS WINDOW REPAIRS - Provisional Qty's	QTY				
С	WINDOW REPAIRS - Provisional Qty's	QTY	UNIT	RATE	TOTAL	
C		QTY 4 4		RATE 280.00	TOTAL 1120.00	Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows	4	UNIT	RATE	TOTAL 1120.00 76.00	
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent	4 4	UNIT dwellings Nr	RATE 280.00 19.00	TOTAL 1120.00 76.00 64.00	Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle	4 4 4	UNIT dwellings Nr Nr	RATE 280.00 19.00 16.00	TOTAL 1120.00 76.00 64.00 248.00	Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor	4 4 4 8	UNIT dwellings Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00	TOTAL 1120.00 76.00 64.00 248.00 58.08	Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges	4 4 4 8 4	UNIT dwellings Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52	TOTAL 1120.00 76.00 64.00 248.00 58.08 420.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge	4 4 4 8 4 4	UNIT dwellings Nr Nr Nr Nr Nr Nr	RATE 280.00 19.00 16.00 31.00 14.52 105.00	TOTAL 1120.00 76.00 64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	4 4 4 8 4 4	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 1120.00 76.00 64.00 248.00 58.08 420.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	4 4 8 4 4 4 4	UNIT dwellings Nr Nr Nr Nr Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00	TOTAL 1120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	4 4 4 8 4 4	UNIT dwellings Nr Nr Nr Nr Nr Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00	TOTAL 1120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement	4 4 8 4 4 4 4	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 1120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
C	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	4 4 8 4 4 4 4	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 1120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	4 4 8 4 4 4 4	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00	TOTAL 1120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00 1,000.00	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	4 4 8 4 4 4 4	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 1120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS	4 4 8 4 4 4 4	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 1120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS	4 4 8 4 4 4 4	UNIT dwellings Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £	TOTAL 1120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance
	WINDOW REPAIRS - Provisional Qty's Clean, ease and adjust windows Renew trickle vent Renew handle Renew hinges Renew restrictor Renew tilt and turn top hinge Mastic renewal Glazing replacement CLADDING Provisional allowance for repairs to isolated damaged slates WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS CONCRETE REPAIRS Surface Preparation	4 4 8 4 4 4 4 4 4 2	UNIT dwellings Nr Nr Nr Nr Item Item Item	RATE 280.00 19.00 16.00 31.00 14.52 105.00 200.00 200.00 250.00 ed to Summary £ RATE	TOTAL 1120.00 76.00 64.00 248.00 58.08 420.00 800.00 800.00 1,000.00 4,586.08 TOTAL	Historic rates Historic rates Historic rates Historic rates Historic rates Provisional Allowance Provisional Allowance

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COMMENTS

COMMENTS

olift (32.63%)

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arry out visual survey & hammer test to all areas of concrete	5	m2	1.96	9.80	Harmonised Rate + net BMI uplift (32.63%)
arry out full cover meter survey to all areas of cocrete	5	m2	1.82	9.10	Harmonised Rate + net BMI uplift (32.63%)
arry out cross hatch adhedsion testing to previously coated concrete surfaces. his is caried out every 3m2	2	nr	10.44	17.40	Harmonised Rate + net BMI uplift (32.63%)
arry out chloride testing including laboratory analysis and report. Concrete area enerally	s 2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
oncrete Repairs - Please note all quantities are provisional					
ut out and repair concrete in patches to small areas, depth not exceeding					
0mm. ot exceeding 0.01m2. (Provisional Quantity)		pr.	8.12	0.00	Harmonised Rate + net BMI uplift (32.63%)
ver 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr nr	8.70		Harmonised Rate + net BMI uplift (32.63%)
ver 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	10.94		Harmonised Rate + net BMI uplift (32.63%)
ver 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	14.84		Harmonised Rate + net BMI uplift (32.63%)
ver 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	23.21		Harmonised Rate + net BMI uplift (32.63%)
ver 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
ut out and repair concrete in patches to small areas, depth over 10mm but not					
xceeding 25mm.			10.00	50.45	Lermeniand Date L not DML unlift (22,620/)
ot exceeding 0.01m2. (Provisional Quantity)	5	nr	10.03		Harmonised Rate + net BMI uplift (32.63%)
ver 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	5	nr	13.26		Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
ver 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	15.83 19.07		Harmonised Rate + net BMI uplift (32.63%)
ver 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity) ver 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr	23.72		Harmonised Rate + net BMI uplift (32.03%)
ver 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr nr	39.79		Harmonised Rate + net BMI uplift (32.63%)
······································					1 (*****)
ut out and repair concrete in patches to small areas, depth over 25mm but not					
xceeding 50mm.	E	75	14.06	71.20	Hermonicad Pate + not PMI unlift (22.62%)
ot exceeding 0.01m2. (Provisional Quantity)	5	nr	14.26		Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)
ver 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity) ver 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	5	nr	26.03 39.46		Harmonised Rate + net BMI uplift (32.63%)
ver 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	5	nr	51.56		Harmonised Rate + net BMI uplift (32.63%)
ver 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	5	nr nr	63.99		Harmonised Rate + net BMI uplift (32.63%)
ver 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	5	nr	82.56		Harmonised Rate + net BMI uplift (32.63%)
ut out and repair concrete in patches to small areas, depth over 50mm but not					
xceeding 75mm.					
ot exceeding 0.01m2. (Provisional Quantity)		nr	20.64	0.00	Harmonised Rate + net BMI uplift (32.63%)
ver 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)		nr	40.78	0.00	Harmonised Rate + net BMI uplift (32.63%)
ver 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)		nr	64.16		Harmonised Rate + net BMI uplift (32.63%)
ver 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)		nr	76.10		Harmonised Rate + net BMI uplift (32.63%)
ver 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)		nr	93.50		Harmonised Rate + net BMI uplift (32.63%)
ver 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)		nr	115.06	0.00	Harmonised Rate + net BMI uplift (32.63%)
airline Cracks					
rind out cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika	1	m	8.50	8.50	Historic rate - Juniper House
lonoTop 615 repair mortar					
o cracks formed at points of expansion, cut crack to a width of 20mm install					
ond breaker tape to back of chase. Install polyethylene backing rod if required,		m	35.00	0.00	Star rate
rime and seal using Mastic to form dummy expansion joint.					
orrosion Inhibitor					
stallation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
stallation of corrosion inhibitor annodes (Margel) (Provisional Quantity) urfaces exceeding 300mm girth 2/sqm		m2	26.69		Harmonised Rate + net BMI uplift (32.63%) Harmonised Rate + net BMI uplift (32.63%)

repairs to defective bricks using coloured mortars and repoint defective pointing 5 sqm 5-0.5 sqm s than 0.25 sqm/joints/perps r across cracking brickwork. Generally to every 3rd course. & STRUCTURAL REPAIRS YS & BALCONIES YS & BALCONIES TIONS SLY PAINTED SURFACES and redecorate previously decorated surfaces within communal areas reparation and Painting) ag surfaces surfaces becorations nee doors TIONS	70 30 45 90 12 QTY QTY 7 40 40	m2 nr m lm Car UNIT Car Car Car Car Car Car Car Car Car Car	35.00 25.00 12.00 80.00 ried to Summary £ RATE ried to Summary £ RATE 23.13 23.13 23.13 23.13 23.13 24.37 9.62	1,125.00 1,080.00 960.00 7,994.90 TOTAL 0.00 TOTAL 138.46 384.80	Historic rate - Carterscroft Harmonised Rate + net BMI uplift Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
repairs to defective bricks using coloured mortars and repoint defective pointing 5 sqm 5-0.5 sqm s than 0.25 sqm/joints/perps r across cracking brickwork. Generally to every 3rd course. & STRUCTURAL REPAIRS YS & BALCONIES YS & BALCONIES IVS & BALCONIES SLY PAINTED SURFACES and redecorate previously decorated surfaces within communal areas suparation and Painting) ag surfaces surfaces surfaces becorations nee doors	30 45 90 12 QTY QTY 7 40	m2 nr m lm Car UNIT Car Car Car Car Car Car Car Car Car Car	25.00 12.00 80.00 ried to Summary £ RATE ried to Summary £ RATE 23.13 23.13 24.37 24.37 24.37 9.62 9.62 9.62 9.62 9.62 9.62	1,125.00 1,080.00 960.00 7,994.90 TOTAL 0.00 TOTAL 138.46 384.80 384.80	Historic rate - Carterscroft Harmonised Rate + net BMI uplift Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate Harmonised Rate
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repairs to defective bricks using coloured mortars and repoint defective pointing 5 sqm 5-0.5 sqm s than 0.25 sqm/joints/perps r across cracking brickwork. Generally to every 3rd course. & STRUCTURAL REPAIRS XYS & BALCONIES IVS & BALCONIES TIONS SLY PAINTED SURFACES and redecorate previously decorated surfaces within communal areas aparation and Painting) ig surfaces	30 45 90 12 QTY	m2 nr m Im Car UNIT Car UNIT	25.00 12.00 80.00 ried to Summary £ RATE ried to Summary £ RATE 23.13 23.13 23.13 24.37	1,125.00 1,080.00 960.00 7,994.90 TOTAL 0.00 TOTAL	Historic rate - Carterscroft Historic rate - Carterscroft Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
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repairs to defective bricks using coloured mortars and repoint defective pointing 5 sqm 5-0.5 sqm a than 0.25 sqm/joints/perps r across cracking brickwork. Generally to every 3rd course. & STRUCTURAL REPAIRS YS & BALCONIES YS & BALCONIES TIONS SLY PAINTED SURFACES nd redecorate previously decorated surfaces within communal areas aparation and Painting)	30 45 90 12 QTY	m2 nr m Im Carr UNIT Carr UNIT	25.00 12.00 80.00 ried to Summary £ RATE ried to Summary £ RATE 23.13 23.13	1,125.00 1,080.00 960.00 7,994.90 TOTAL 0.00 TOTAL	Historic rate - Carterscroft Harmonised Rate + net BMI uplift Harmonised Rate + net BMI uplift
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repairs to defective bricks using coloured mortars and repoint defective pointing 5 sqm 5-0.5 sqm s than 0.25 sqm/joints/perps r across cracking brickwork. Generally to every 3rd course. & STRUCTURAL REPAIRS YS & BALCONIES	30 45 90 12	m2 nr m Im Car	25.00 12.00 80.00	1,125.00 1,080.00 960.00 7,994.90	Historic rate - Carterscroft
repairs to defective bricks using coloured mortars and repoint defective pointing 5 sqm 5-0.5 sqm s than 0.25 sqm/joints/perps r across cracking brickwork. Generally to every 3rd course. & STRUCTURAL REPAIRS	30 45 90 12	m2 nr m Im Car	25.00 12.00 80.00	1,125.00 1,080.00 960.00 7,994.90	Historic rate - Carterscroft
repairs to defective bricks using coloured mortars and repoint defective pointing 5 sqm 5-0.5 sqm s than 0.25 sqm/joints/perps r across cracking brickwork. Generally to every 3rd course. & STRUCTURAL REPAIRS	30 45 90 12	m2 nr m Im Car	25.00 12.00 80.00	1,125.00 1,080.00 960.00 7,994.90	Historic rate - Carterscroft
repairs to defective bricks using coloured mortars and repoint defective pointing 5 sqm 5-0.5 sqm 5 than 0.25 sqm/joints/perps r across cracking brickwork. Generally to every 3rd course.	30 45 90	m2 nr m Im	25.00 12.00 80.00	1,125.00 1,080.00 960.00	Historic rate - Carterscroft
repairs to defective bricks using coloured mortars and repoint defective pointing 5 sqm 5-0.5 sqm s than 0.25 sqm/joints/perps	30 45 90	m2 nr m	25.00 12.00	1,125.00 1,080.00	
repairs to defective bricks using coloured mortars and repoint defective pointing 5 sqm 5-0.5 sqm s than 0.25 sqm/joints/perps	30 45 90	m2 nr	25.00 12.00	1,125.00 1,080.00	
repairs to defective bricks using coloured mortars and repoint defective pointing 5 sqm 5-0.5 sqm	30 45	m2 nr	25.00	1,125.00	
repairs to defective bricks using coloured mortars and repoint defective pointing 5 sqm	30	m2		•	
repairs to defective bricks using coloured mortars and repoint defective pointing					
	70				
		nr	12.50	875.00	Historic rate - Juniper House
ORK CLEANING AND REPAIRS					
Indered tank rooms & chimneys	20	m2	15.09		Harmonised Rate + net BMI uplift
exceeding 300mm girth not exceeding 300mm	5 29	m2 m	15.09 7.55	75.45 218.81	Harmonised Rate + net BMI uplift
stomeric / methaccrylic coating to all exposed concrete surfaces	_				
n of anticarbonation decorative coatings using two coats					
ndered tank rooms & chimneys		m2	17.74	0.00	Harmonised Rate + net BMI uplift
not exceeding 300mm	29	m	8.87	257.23	
	5	m2	17 74	88 70	Harmonised Rate + net BMI uplift
a 545W Elastofill to the soffit to cover the existing coatings and remove					
		1112	0.52	0.00	
	29	m m2			Harmonised Rate + net BMI uplift
exceeding 300mm girth	5	m2	8.32		Harmonised Rate + net BMI uplift
soffit ready to receive further coats					
a 552 W aqua primer to the soffit to consolidate the existing coating and					
onation Protection					
a S S S S S S S S S S S S S S S S S S S	xceeding 300mm girth ot exceeding 300mm ndered tank rooms & chimneys 545W Elastofill to the soffit to cover the existing coatings and remove ance of mapping xceeding 300mm girth	552 W aqua primer to the soffit to consolidate the existing coating and offit ready to receive further coats xceeding 300mm girth550 exceeding 300mm girth550 exceeding 300mm29545W Elastofill to the soffit to cover the existing coatings and remove ance of mapping xceeding 300mm girth5	552 W aqua primer to the soffit to consolidate the existing coating and offit ready to receive further coats xceeding 300mm girth5m250 exceeding 300mm girth5m250 exceeding 300mm29m10 dered tank rooms & chimneysm2545W Elastofill to the soffit to cover the existing coatings and remove ance of mapping xceeding 300mm girth5m2	552 W aqua primer to the soffit to consolidate the existing coating and offit ready to receive further coats xceeding 300mm girth5m28.32545W Elastofill to the soffit to cover the existing coatings and remove ance of mapping xceeding 300mm girth5m28.32545W Elastofill to the soffit to cover the existing coatings and remove ance of mapping xceeding 300mm girth5m217.74	552 W aqua primer to the soffit to consolidate the existing coating and offit ready to receive further coats xceeding 300mm girth5m28.3241.6050 exceeding 300mm5m28.3241.60120.6455 exceeding 300mm29m4.16120.6455 exceeding 300mmm28.320.000.00545W Elastofill to the soffit to cover the existing coatings and remove ance of mapping xceeding 300mm girth5m217.7488.70

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COMMENTS

COMMENTS

olift (28.28%) olift (28.28%) olift (28.28%) olift (28.28%)

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

t 32.63%

t 32.63%

COMMENTS

COMMENTS

t 32.63%

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

		TASK ORDER PRICE				
REF	ITEM	QTY	UNIT	RATE	TOTAL	
A B C D E F G H I J	 17-41 Scylla 17-41 Scylla Road is a terraced block of street accessed residential dwellings with upper level maisonettes accessed through a communal area, with the accommodation for being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS FRA WORKS M&E RISK ITEMS 					
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times. Protect all existing retained fixtures and fittings, plants and garden areas for duration of contract. Allow for the temporary unclipping of all wires, reclip on completion both externally and internally. Include for the protection and possible resisting aerials,	13 13 1	Item Item	33.16 66.32 99.47	862.10	Framework - Year 14 BMI Uplift Framework - Year 14 BMI Uplift Framework - Year 14 BMI Uplift
	telecommunication cables, door entry wiring and the like.					· · · · · · · · · · · · · · · · · · ·
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift
	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

COMMENTS

lift 32.63%

lift 32.63%

lift 32.63%

lift 32.63%

	ACCESS TO WORKS AT HEIGHT					
			Carrie	ed to Summary £	77,597.03	
3	ROOF REPAIRS	QTY	UNIT	RATE	TOTAL	
	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					LBS to confirm to renew or refix
	Replace ally valley Carry out repalcement lead work to vents on roof <u>All of the above:-</u>	13	nr	1,000.00	13,000.00	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	Im	20.16	1,814.38	Framework - Year 14 BMI Uplift 3
	Take down ans Install UPVC Jumbo Board Fascia inclusive all cutting, fixing, end caps, adjustment to gutter brackets and the like	145	Im	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	Im	49.94	2,696.76	Historic Rate Tappesfield
	CLADDING					
	Provisional allowance for repairs to isolated damaged slates	13	ltem	250.00	3,250.00	Provisional Allowance
	ROOF REPAIRS	Corried to Summary 6		ed to Summary £	48,922.44	
	WINDOW REPAIRS	QTY	UNIT	RATE	TOTAL	
	WINDOW REPAIRS - Provisional Qty's					
	Clean, ease and adjust windows Renew trickle vent	13	dwellings	280.00		Historic rates
	Renew handle	13 13	Nr Nr	19.00 16.00		Historic rates Historic rates
	Renew hinges	26	Nr	31.00		Historic rates
	Renew restrictor	13	Nr	14.52		Historic rates
	Renew tilt and turn top hinge	13	Nr	105.00	1365.00	Historic rates
	Mastic renewal	13	Item	200.00		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	
				I		
	WINDOW REPAIRS		A . 1	ed to Summary £	13,154.76	

t 32.63%

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)		Carri	ed to Summary £	43,990.51	
FAÇADE & STRUCTURAL REPAIRS	QTY		RATE	TOTAL	CON
CONCRETE REPAIRS					
Surface Preparation					
Jet washing existing concrete	152	m2	3.75	570.00	Harmonised Rate + net BMI uplift (32.63%)
Survey					
Carry out visual survey & hammer test to all areas of concrete	152	m2	1.96	297.92	Harmonised Rate + net BMI uplift (32.63%)
Carry out full cover meter survey to all areas of cocrete	152	m2	1.82	276.64	Harmonised Rate + net BMI uplift (32.63%)
Carry out cross hatch adhedsion testing to previously coated concrete surfaces. This is caried out every 3m2	51	nr	10.44	528.96	Harmonised Rate + net BMI uplift (32.63%)
Carry out chloride testing including laboratory analysis and report. Concrete areas generally	2	nr	20.56	41.12	Harmonised Rate + net BMI uplift (32.63%)
Concrete Repairs - Please note all quantities are provisional					
כעו טעו מווע ובאמון טטווטובוב ווו אמוטובי וט אוזמון מובמא, עבאנון ווטו באטבבעוווע					
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		Harmonised Rate + net BMI uplift (32.63%
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	10.94		Harmonised Rate + net BMI uplift (32.63%
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	14.84		Harmonised Rate + net BMI uplift (32.63%
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.21		Harmonised Rate + net BMI uplift (32.63%
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79		Harmonised Rate + net BMI uplift (32.63%
Cut out and repair concrete in patches to small areas, depth over 10mm but not exceeding 25mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	10.03	100.30	Harmonised Rate + net BMI uplift (32.63%
Over 0.01 m2 but not exceeding 0.05 m2. (Provisional Quantity)	10	nr	13.26		Harmonised Rate + net BMI uplift (32.63%
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	15.83		Harmonised Rate + net BMI uplift (32.63%
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	19.07		Harmonised Rate + net BMI uplift (32.63%
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	23.72		Harmonised Rate + net BMI uplift (32.63%
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	39.79		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		Harmonised Rate + net BMI uplift (32.63%
Over 0.05 m2 but not exceeding 0.10 m2. (Provisional Quantity)	10	nr	39.46	,	Harmonised Rate + net BMI uplift (32.63%
Over 0.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)	10	nr	51.56	515.60	Harmonised Rate + net BMI uplift (32.63%
Over 0.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	63.99	639.90	Harmonised Rate + net BMI uplift (32.63%
Over 0.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	82.56		Harmonised Rate + net BMI uplift (32.63%
Cut out and repair concrete in patches to small areas, depth over 50mm but not exceeding 75mm.					
Not exceeding 0.01m2. (Provisional Quantity)	10	nr	20.64	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		Harmonised Rate + net BMI uplift (32.63%

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to prep	and fix stair nosings pare & coat upstands, skirtings & stringers and lay new decorative resin floor coating to landings/half landings	64 192 99	lm lm m2	47.4 19.1 123.44	3,667.20	TP Group Quote TP Group Quote TP Group Quote
require	ed, this will be on a pro rata basis	126	m2	30.6		TP Group Quote
	ve existing vinyl & dispose in skip on site scratch-coat to remove undulations upto 3mm depth. If additional depth is	126	m2	30.6	3,855.60	TP Group Quote
COMM	IUNAL STAIRCASES					
WALK	WAYS & BALCONIES	QTY	UNIT	RATE	TOTAL	
FAÇAI	DE & STRUCTURAL REPAIRS		Carr	ied to Summary £	28,212.99	
Helical	bar across cracking brickwork. Generally to every 3rd course.	18	lm	80.00	1,440.00	Historic rate - Carterscroft
Areas I	less than 0.25 sqm/joints/perps	115	m	12.00	1,380.00	
	0-25-0.5 sqm	60	nr	25.00	1,500.00	
Areas	>0.5 sqm	40	m2	35.00	1,400.00	Historic rate - Carterscroft
	out repairs to defective bricks using coloured mortars	80	nr	12.50	1,000.00	Historic rate - Juniper Hous
		00		40.50	4 000 00	Historia rata Juninar Have
	WORK CLEANING AND REPAIRS					
	es not exceeding 300mm o rendered tank rooms & chimneys	40	m m2	7.55	• • • • • •	Harmonised Rate + net BM
Surface	es exceeding 300mm girth	152 46	m2	15.09	2,293.68 347.07	Harmonised Rate + net BN
	ation of anticarbonation decorative coatings using two coats helastomeric / methaccrylic coating to all exposed concrete surfaces					
	o rendered tank rooms & chimneys		m2	17.74		Harmonised Rate + net BN
	es not exceeding 300mm	46	m	8.87	2,090.40	
the app	pearance of mapping es exceeding 300mm girth	152	m2	17.74	2 606 40	Harmonised Rate + net BN
Apply S	Sika 545W Elastofill to the soffit to cover the existing coatings and remove					
	o rendered tank rooms & chimneys	+0	m2	8.32		Harmonised Rate + net BN
	es exceeding 300mm girth es not exceeding 300mm	152 46	m2 m	8.32	1,264.64	Harmonised Rate + net BN
prime t	Sika 552 W aqua primer to the soffit to consolidate the existing coating and the soffit ready to receive further coats	150		0.00	4 064 64	Harmonicod Data L pat D
	arbonation Protection					
	es not exceeding 300mm 2/Lin.m		lm	26.69	0.00	Harmonised Rate + net B
	ation of corrosion inhibitor annodes (Margel) (Provisional Quantity) es exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BN
Corros	sion Inhibitor					
bond b	cks formed at points of expansion, cut crack to a width of 20mm install breaker tape to back of chase. Install polyethylene backing rod if required, and seal using Mastic to form dummy expansion joint.		m	35.00	0.00	Star rate
MonoT	op 615 repair mortar	60	m	8.50	510.00	Historic rate - Juniper Hou
	but cracks 10mm wide, depth not exceeding 10mm. Reinstate with Sika					
	9.50 m2 but not exceeding 1 m2. (Provisional Quantity)	10	nr	115.06	1,150.60	Harmonised Rate + net Bl
	.25 m2 but not exceeding 0.50 m2. (Provisional Quantity)	10	nr	93.50		Harmonised Rate + net Bl
	.10 m2 but not exceeding 0.25 m2. (Provisional Quantity)					

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ŀ	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 iles	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		0		00.075.00	
	DECORATIONS	QTY		ied to Summary £ RATE	39,275.68 TOTAL	
_	DECORATIONS	Q I I			TOTAL	
Ī	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
	Walls	503	m2	23.13	11,634.39	Harmonised Rate + net BMI uplift
	Strip ceiling surfaces	150	m2	24.37	3,655.50	Harmonised Rate + net BMI uplift
	Strip wall surfaces	503	m2	24.37	12,258.11	Harmonised Rate + net BMI uplift
	General Decorations					
1	Doors	16	m2	19.23	311 53	Harmonised Rate
	Cupboards	7	m2	19.23		Harmonised Rate
	Vindows	4	m2	36.07		Harmonised Rate
	Frame/cills	72	Im	9.62		Harmonised Rate
	Skirtings	228	Im	9.62		Harmonised Rate
	Fascia	220	Im	9.62	2,100.00	Harmonised Rate
	soffit		lm	9.62		Harmonised Rate
	Frame to Pb balustrade	56	Im	9.62	538 72	Harmonised Rate
	Brackets	28	Im	9.62		Harmonised Rate
	Boarded soffit	20	m2	19.23	200.00	Harmonised Rate
	Frames	12	Im	9.62	115 44	Harmonised Rate
	Doors	7	m2	19.23		Harmonised Rate
	Frame	20	Im	9.62		Harmonised Rate
	Vindows	2	m2	36.07		Harmonised Rate
		-				
	DECORATIONS		Carr	ied to Summary £	35,824.28	
	RAINWATER GOODS	QTY	UNIT	RATE	TOTAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, nclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs bends, and the like	90	Im	34.02	3,061.76	Framework - Year 14 BMI Uplift 3
	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	Im	38.58	4,244.03	Framework - Year 14 BMI Uplift 3
1	RAINWATER GOODS		Carr	ied to Summary £	7,305.79	
1	FRA WORKS	QTY	UNIT		TOTAL	

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	SUMMARY	QTY	Car UNIT	ried to Summary £	27,500.00 TOTAL	
	RISK ITEMS	-			.,	
	access to works at height Provisional allowance for unforeseen works arising	1	Item		10,000.00 7,500.00	
	Additional works identified on site following further investigation, surveys and	1				
	Additional asbestos removal	1	ltem		10,000.00	
K	RISK ITEMS	QTY	UNIT	ried to Summary £ RATE	1,575.66 TOTAL	
	M&E			ind to Commence of		
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	TEMPORARY LIGHTING					
	Landlord EICR's	1	ltem	830.66	830.66	Framework - Year 14 BMI Upli
	COMMUNAL TESTING					
J	M&E	QTY	Car UNIT	ried to Summary £	17,365.29 TOTAL	
	Penetrations FRA WORKS					
	Provisional allowance for additional firestopping to existing fire breaks and service	6	Nr	500.00	3,000.00	Provisional Allowance
	LOFT SPACE WORKS					
	Carry out compartmentation works as per cablesheer reports	1	Item		10,865.29	Phoenix Green Quote
	Provisional allowance for additional FRA works	1	Item	.,		Provisional Allowance
	Renew timber communal loft hatches with fire rated hatches	1	Nr	1,500.00	1 500 00	Provisional Allowance
	Frovisional Allowance for Gerda variations, mestopping, sidepackers etc.,		INI	100.00		
	Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, 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

lift 32.63%

COMMENTS

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

DEE	ITEM		TASK ORE	DER PRICE		
KEF		QTY	UNIT	RATE	TOTAL	
REF A B C D E F G	ITEM 43-67 Scylla 43-67 Scylla Road is a terraced block of street accessed residential dwellings with upper level maisonettes accessed through a communal area, with the accommodation being spread over three floors. GENERALLY The works in this section comprise the following:- ACCESS TO WORKS AT HEIGHT ROOF REPAIRS WINDOW REPAIRS FAÇADE & STRUCTURAL REPAIRS BALCONIES & WALKWAYS DECORATIONS AND REPAIRS RAINWATER GOODS	QTY			TOTAL	
H I J	FRA WORKS M&E RISK ITEMS					
5						
	GENERALLY					
Α	ACCESS TO WORKS AT HEIGHT	QTY	UNIT	RATE	TOTAL	
	GENERAL ITEMS Maintain safe access to dwellings during duration of contract. Provide all necessary temporary signs to direct occupiers and public. Provide all necessary hoardings and barriers to protect occupiers and public from work areas at all times.	13	Item	33.16	431.05	Framework - Year 14 BMI Uplift 3
	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 3
	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 3
	Allow for removal from site of all debris arising from the works.	1	Item	198.95	198.95	Framework - Year 14 BMI Uplift
	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	
						1

COMMENTS

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QTY 6 13 1 95	UNIT Nr Item Item Im	RATE 750.00	13,000.00	Historic Rate Arnold Dobson
13 1 95	Item	1,000.00	13,000.00	Provisional Allowance
13 1 95	Item	1,000.00	13,000.00	Provisional Allowance
13 1 95	Item	1,000.00	13,000.00	Provisional Allowance
13 1 95	Item	1,000.00	13,000.00	Provisional Allowance
1 95	Item			
95		20.16	13,440.00	
95		20.16	13,440.00	
	Im	20.16		Phoenix Green Quote
	Im	20 16		
405		20.10	1,915.18	Framework - Year 14 BMI Uplift 3
105				
	Inc	10.04	6 242 50	Listaria Data Tannaafiald
125	lm	49.94	0,242.00	Historic Rate Tappesfield
53	Im	49.94	2.646.82	Historic Rate Tappesfield
13	Item	250.00	3,250.00	Provisional Allowance
		ed to Summary £	43,494.50	
QTY	UNIT	RATE	TOTAL	
10	L. III	000.00	0040.00	
				Historic rates
				Provisional Allowance
13	Item	200.00	,	Provisional Allowance
20	Nr	75.00	1,500.00	
	Carrie	ed to Summary f	13 154 76	
OTV	UNIT	RATE	TOTAL	
	13 13 26 13 13 13 13 13 20 QTY	13 Nr 13 Nr 26 Nr 13 Nr 13 Nr 13 Item 13 Item 20 Nr	13 Nr 19.00 13 Nr 16.00 26 Nr 31.00 13 Nr 14.52 13 Nr 105.00 13 Item 200.00 13 Item 200.00 20 Nr 75.00 Carried to Summary £	13 Nr 19.00 247.00 13 Nr 16.00 208.00 26 Nr 31.00 806.00 13 Nr 14.52 188.76 13 Nr 105.00 1,365.00 13 Item 200.00 2,600.00 13 Item 200.00 2,600.00 20 Nr 75.00 1,500.00 Carried to Summary £

t 32.63%

COMMENTS

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

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	Corrosion Inhibitor					
	Installation of corrosion inhibitor annodes (Margel) (Provisional Quantity)					
	Surfaces exceeding 300mm girth 2/sqm		m2	26.69	0.00	Harmonised Rate + net BMI uplift
	Surfaces not exceeding 300mm 2/Lin.m		Im	26.69	0.00	Harmonised Rate + net BMI uplift
	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
	Surfaces not exceeding 300mm	46	m	4.16	191.36	-
	Ditto, to rendered tank rooms & chimneys	10	m2	8.32		Harmonised Rate + net BMI uplift
	Apply Sika 545W Elastofill to the soffit to cover the existing coatings and remove					
	the appearance of mapping					
	Surfaces exceeding 300mm girth	150		17.74	2 606 49	Harmonised Rate + net BMI uplift
		152	m2			-
	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
	Application of anticarbonation decorative coatings using two coats					
	smoothelastomeric / methaccrylic coating to all exposed concrete surfaces					
	Surfaces exceeding 300mm girth	152	m2	15.09		Harmonised Rate + net BMI uplift
	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
	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					
Е	WALKWAYS & BALCONIES		•			
E		ΟΤΥ		ried to Summary £	28,212.99	
	WALKWATS & BALCONIES	QTY	Carr UNIT	ried to Summary £ RATE	28,212.99 TOTAL	
	COMMUNAL STAIRCASES	QTY				
	COMMUNAL STAIRCASES		UNIT	RATE	TOTAL	
	COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is	126	UNIT m2	RATE 30.6	TOTAL 3,855.60	TP Group Quote
	COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis	126 126	UNIT	RATE	TOTAL 3,855.60 3,855.60	TP Group Quote TP Group Quote
	COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings	126	UNIT m2	RATE 30.6	TOTAL 3,855.60 3,855.60 3,033.60	TP Group Quote TP Group Quote TP Group Quote
	COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers	126 126 64 192	UNIT m2 m2	RATE 30.6 30.6	TOTAL 3,855.60 3,855.60 3,033.60 3,667.20	TP Group Quote TP Group Quote TP Group Quote TP Group Quote
	COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings	126 126 64	UNIT m2 m2 Im	RATE 30.6 30.6 47.4	TOTAL 3,855.60 3,855.60 3,033.60 3,667.20	TP Group Quote TP Group Quote TP Group Quote
	COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers	126 126 64 192	UNIT m2 m2 Im Im	RATE 30.6 30.6 47.4 19.1	TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56	TP Group Quote TP Group Quote TP Group Quote TP Group Quote
	COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings	126 126 64 192 99	UNIT m2 m2 lm lm m2	RATE 30.6 30.6 47.4 19.1 123.44	TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
	COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings supply and lay new decorative resin floor coating to treads & risers	126 126 64 192 99	UNIT m2 m2 lm lm m2	RATE 30.6 30.6 47.4 19.1 123.44	TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56 3,332.88	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
	COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings supply and lay new decorative resin floor coating to treads & risers PRIVATE BALCONIES Remove existing spartan tiles and dispose of in skip	126 126 64 192 99 27	UNIT m2 m2 lm lm m2 m2 m2	RATE 30.6 30.6 47.4 19.1 123.44 123.44	TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56 3,332.88	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
	COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings supply and lay new decorative resin floor coating to treads & risers PRIVATE BALCONIES	126 126 64 192 99 27	UNIT m2 m2 lm lm m2 m2 m2	RATE 30.6 30.6 47.4 19.1 123.44 123.44	TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56 3,332.88 188.16	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote
	COMMUNAL STAIRCASES Remove existing vinyl & dispose in skip on site Resin scratch-coat to remove undulations upto 3mm depth. If additional depth is required, this will be on a pro rata basis supply and fix stair nosings to prepare & coat upstands, skirtings & stringers supply and lay new decorative resin floor coating to landings/half landings supply and lay new decorative resin floor coating to treads & risers PRIVATE BALCONIES Remove existing spartan tiles and dispose of in skip Apply a 3mm scratch-coat with contar binder coat following removal of spartan	126 126 64 192 99 27 24	UNIT m2 m2 lm lm m2 m2 m2	RATE 30.6 30.6 47.4 19.1 123.44 123.44 7.84	TOTAL 3,855.60 3,855.60 3,033.60 3,667.20 12,220.56 3,332.88 188.16 162.43	TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote TP Group Quote

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F			Carri	ed to Summary £	39,275.68	
•	DECORATIONS	QTY	UNIT	RATE	TOTAL	
	PREVIOUSLY PAINTED SURFACES					
	Prepare and redecorate previously decorated surfaces within communal areas					
	TOR (Preparation and Painting)					
	Ceilings	150	m2	23.13		Harmonised Rate + net BMI uplift
	Walls	503	m2	23.13		Harmonised Rate + net BMI uplift
	Strip ceiling surfaces	150	m2	24.37		Harmonised Rate + net BMI uplift
	Strip wall surfaces	503	m2	24.37	12,258.11	Harmonised Rate + net BMI uplift
	General Decorations					
	Doors	16	m2	19.23	311 53	Harmonised Rate
	Cupboards	7	m2	19.23		Harmonised Rate
	Windows	4	m2	36.07		Harmonised Rate
	Frame/cills	72	lm	9.62		Harmonised Rate
		228		9.62		Harmonised Rate
	Skirtings Fascia	220	Im	9.62	2,195.50	Harmonised Rate
	soffit		l Im			Harmonised Rate
		50	lm	9.62	500 70	
	Frame to Pb balustrade	56	Im	9.62		Harmonised Rate
	Brackets	28	Im	9.62	269.36	Harmonised Rate
	Boarded soffit		m2	19.23		Harmonised Rate
	Frames	12	Im	9.62		Harmonised Rate
	Doors	7	m2	19.23		Harmonised Rate
	Frame	20	lm	9.62		Harmonised Rate
	Windows	2	m2	36.07	86.57	Harmonised Rate
	DECORATIONS					
G	RAINWATER GOODS	QTY	UNIT	ed to Summary £ RATE	35,824.28 TOTAL	
G	RAINWATER GOODS	QIT	UNII	RAIE	IUIAL	
	Take down existing guttering and replace with marley 150mm deep flow to falls, inclusive all fixtures, fittings, end caps, joints, swan necks, connections to RWPs	94	lm	34.02	0 407 04	Framework - Year 14 BMI Uplift 3/
					3,197.84	
	bends, and the like				3,197.84	
	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	91	Im	38.58		Framework - Year 14 BMI Uplift 32
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections,	91				
	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	91	lm	38.58	3,510.97	
	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		Im	38.58 ed to Summary £	3,510.97 6,708.81	
	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 QTY	lm	38.58	3,510.97	
1	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		Im	38.58 ed to Summary £	3,510.97 6,708.81	
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS FED's		Im	38.58 ed to Summary £	3,510.97 6,708.81	
1	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS Manufacture, supply and install new FD30s fire door set. Door sets must be		Im	38.58 ed to Summary £	3,510.97 6,708.81	
1	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the		Im	38.58 ed to Summary £	3,510.97 6,708.81	
	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all	QTY	Im	38.58 ed to Summary £	3,510.97 6,708.81	
1	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi-	QTY	Im Carri UNIT	38.58 ed to Summary £ RATE	3,510.97 6,708.81	Framework - Year 14 BMI Uplift 32
4	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- locking mechanism fitted with thumb turn to internal face, 180 degrees spyhole,	QTY	Im	38.58 ed to Summary £	3,510.97 6,708.81	
1	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- 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	QTY	Im Carri UNIT	38.58 ed to Summary £ RATE	3,510.97 6,708.81	Framework - Year 14 BMI Uplift 32
H	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016	QTY	Im Carri UNIT	38.58 ed to Summary £ RATE	3,510.97 6,708.81	Framework - Year 14 BMI Uplift 32
H	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FRA WORKS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multi- 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	QTY	Im Carri UNIT	38.58 ed to Summary £ RATE	3,510.97 6,708.81	Framework - Year 14 BMI Uplift 32
H	Take down defective rainwater pipe and replace with new UPVC pipe n.e. 82mm diameter, inclusive all jointing, access points, brackets, fixings, connections, branches, making good where passing through building components, flushing on completion, sized to suit roof area RAINWATER GOODS FED's Manufacture, supply and install new FD30s fire door set. Door sets must be independently tested and certified for fire and smoke by the test centre, to the latest editions of either BS 476-22 or EN 1634-1. Test data must include all ironmongery to be used (hinges, door closer, glazing, intumescent letterbox, multilocking mechanism fitted with thumb turn to internal face, 180 degrees spyhole, numerals, security chain). Test evidence is required of exposure to fire for both sides of the door. Doorsets must be independently certified to PAS 24: 2016 standard. Installations to be carried out by independently certified installers, in line	QTY	Im Carri UNIT	38.58 ed to Summary £ RATE	3,510.97 6,708.81	Framework - Year 14 BMI Uplift 32

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1	1	I	I			I
	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		Carri	ed to Summary £	15,477.97	
I	M&E	QTY	UNIT	RATE	TOTAL	
	COMMUNAL TESTING					
		1	ltown	820.00	020.66	Framework - Year 14 BMI Uplift 3
	Landlord EICR's	'	Item	830.66	830.00	Framework - rear 14 bin Opint 3
	TEMPORARY LIGHTING					
	Install 230v supply for 110v transformer	1	Nr	85.00	85.00	
	Supply 3kva Transformer	1	Nr	95.00	95.00	
	Fabricate and install (fire clipped / tied) 110v temporary supply to loft, up to 20lm	2	Nr	105.00	210.00	
	Install 110v socket (fixed)	1	Nr	35.00	35.00	
	Install L.E.D festoon 110v lighting, suitably clipped per 20lm	2	Nr	160.00	320.00	
	M&E		Carri	ed to Summary £	1,575.66	
J	RISK ITEMS	QTY	UNIT	RATE	TOTAL	
	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		Corri	ad to Summony	25 000 00	
	SUMMARY	QTY	UNIT	ed to Summary £ RATE	25,000.00 TOTAL	
	43-67 Scylla					
	GENERALLY				0.00	
Α	ACCESS TO WORKS AT HEIGHT				68,223.03	
В	ROOF REPAIRS				43,494.50	
С	WINDOW REPAIRS				13,154.76	
D	FAÇADE & STRUCTURAL REPAIRS				28,212.99	
E	WALKWAYS & BALCONIES				39,275.68	
F	DECORATIONS				35,824.28	
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COMMENTS

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

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INTERNALS - TE	NANTED					1-10 Vi	vian			11-13	Vivian			14-29	Vivian			1-15 M	anaton			2-116 M	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 Install new LD2 system as Southwark spec to 2 bed		Nr	1,053.71			Nr	1,053.71	0.00																
dwelling		Nr	1,225.80			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																
Install new LD2 system as Southwark spec to 4 bed dwelling		Nr	1,655.76			Nr	1,655.76	0.00																
Allowance for additional alarm & CO detector (provisional)		Nr	450.00			Nr	450.00	0.00		Nr	450.00	0.00		Nr	450.00	0.00	0	Nr	450.00	0.00		Nr	450.00	0.00
FRA		Nr	3,000.00			Nr	3.000.00	0.00		Nr	3,000.00	0.00		Nr	3,000.00	0.00	0	N-	3,000.00	0.00	0	Nr	3,000.00	0.00
Provisional Allowance for compartmentation works			-														0				0			
	Carr	ried to S	ummary £	£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	
1-10 Vivian Square	1	LBS (RESIDENTIAL)	FLAT	2	1
1-10 Vivian Square	2	LBS (RESIDENTIAL)	FLAT	2	
1-10 Vivian Square	3	LBS (RESIDENTIAL)	FLAT	2	
1-10 Vivian Square	4	SOLD RTB LEASEHOLD	FLAT	2	
1-10 Vivian Square	5	LBS (RESIDENTIAL)	FLAT	2	
1-10 Vivian Square	6	LBS (RESIDENTIAL)	FLAT	2	
1-10 Vivian Square	7	LBS (RESIDENTIAL)	FLAT	2	
1-10 Vivian Square	8	LBS (RESIDENTIAL)	FLAT	2	
1-10 Vivian Square	9	LBS (RESIDENTIAL)	FLAT	2	
1-10 Vivian Square	10	LBS (RESIDENTIAL)	FLAT	2	9
11-13 Vivian Square	10	LBS (RESIDENTIAL)	FLAT	4	Ŭ
11-13 Vivian Square	12	LBS (RESIDENTIAL)	FLAT	4	
11-13 Vivian Square	13	LBS (RESIDENTIAL)	FLAT	4	3
14-29 Vivian Square	14	LBS (RESIDENTIAL)	FLAT	2	
14-29 Vivian Square	14	LBS (RESIDENTIAL)	FLAT	2	
14-29 Vivian Square	15 16	SOLD RTB LEASEHOLD	FLAT	2	
	17			2	
14-29 Vivian Square	17		FLAT		
14-29 Vivian Square			FLAT	2 2	
14-29 Vivian Square	19 20	SOLD RTB LEASEHOLD LBS (RESIDENTIAL)	FLAT FLAT	2	
14-29 Vivian Square				2	
14-29 Vivian Square	21		FLAT		
14-29 Vivian Square	22		FLAT	2	
14-29 Vivian Square	23	LBS (RESIDENTIAL)	FLAT	2	
14-29 Vivian Square	24		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	10
14-29 Vivian Square	29	SOLD RTB LEASEHOLD	FLAT	1	12
1-15 Manaton	1		FLAT	3	
1-15 Manaton	3		FLAT	3	
1-15 Manaton	5	LBS (RESIDENTIAL)	FLAT	1	
1-15 Manaton	7		FLAT	2	
1-15 Manaton	9	LBS (RESIDENTIAL)	FLAT	2	
1-15 Manaton	11	LBS (RESIDENTIAL)	FLAT	1	
1-15 Manaton	13	LBS (RESIDENTIAL)	FLAT	4	
1-15 Manaton	15	LBS (RESIDENTIAL)	FLAT	3	8
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		
2-116 Manaton	22	LBS (RESIDENTIAL)	FLAT		
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	

KITCHEN	BATH	WC
1	1	
1	1	
1 1	1 1	

6.8

2-116 Manaton	40	LBS (RESIDENTIAL)	FLAT	1		1	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			
	52		FLAT				
2-116 Manaton							
2-116 Manaton	54		FLAT				
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	90	LBS (RESIDENTIAL)	FLAT	4			
2-116 Manaton	92	, , , , , , , , , , , , , , , , , , ,					
			FLAT	4			
2-116 Manaton	96		FLAT	2			
2-116 Manaton	98		FLAT				
2-116 Manaton	100	LBS (RESIDENTIAL)	FLAT				
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				
17-51 Manaton Close	39		FLAT				
		LBS (RESIDENTIAL)					
17-51 Manaton Close	41		FLAT				
17-51 Manaton Close	43		FLAT				
17-51 Manaton Close	45	LBS (RESIDENTIAL)	FLAT				
17-51 Manaton Close	47	LBS (RESIDENTIAL)	FLAT				
17-51 Manaton Close	49	LBS (RESIDENTIAL)	FLAT	1			
17-51 Manaton Close	51	LBS (RESIDENTIAL)	FLAT	1	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					
	70	SOLD RTB LEASEHOLD		2 2				
67-89 Manaton Close			FLAT					
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				
				2				
67-89 Manaton Close	89		FLAT					
118-122 Manaton	118	SOLD RTB FREEHOLD WITH SERVICE CHARGES		4				
118-122 Manaton	120	SOLD RTB FREEHOLD WITH SERVICE CHARGES		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					
1-203 Wivenhoe	25		FLAT					
1-203 Wivenhoe	27	LBS (RESIDENTIAL)	FLAT					
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		SOLD RTB LEASEHOLD	FLAT	1				
							1	
1-203 Wivenhoe	53 55	LBS (RESIDENTIAL)	FLAT					
1-203 Wivenhoe	55		FLAT					
1-203 Wivenhoe	57	LBS (RESIDENTIAL)	FLAT					
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				
	•			•	•	•	•	•

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				
1-203 Wivenhoe	99	SOLD RTB LEASEHOLD	FLAT	1			
1-203 Wivenhoe	101	LBS (RESIDENTIAL)	FLAT	1			
1-203 Wivenhoe	101	LBS (RESIDENTIAL)	FLAT		1	1	
1-203 Wivenhoe	105	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	103	LBS (RESIDENTIAL)	FLAT			1 '	
1-203 Wivenhoe	107	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	111	LBS (RESIDENTIAL)	FLAT		1	1	
1-203 Wivenhoe	113	LBS (RESIDENTIAL)	FLAT	0			
	115	· · · · · · · · · · · · · · · · · · ·		0			
1-203 Wivenhoe		LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	117	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	119	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	121	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	123		FLAT				
1-203 Wivenhoe	125		FLAT				
1-203 Wivenhoe	127		FLAT				
1-203 Wivenhoe	129	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	131		FLAT				
1-203 Wivenhoe	133	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	135	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	137	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	139	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	141	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	143	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	145	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	147	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	149	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	151	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	153	LBS (RESIDENTIAL)	FLAT		1	1	
1-203 Wivenhoe	155	LBS (RESIDENTIAL)	FLAT				
1-203 Wivenhoe	157	LBS (RESIDENTIAL)	FLAT				
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	
1-203 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		1	1	
1-203 Wivenhoe	191	LBS (RESIDENTIAL)	FLAT	1		1	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	201	LBS (RESIDENTIAL)	FLAT	1	99			
2-52 Wivenhoe	203	LBS (RESIDENTIAL)	FLAT	2	\neg			
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	0 10	SOLD RTB LEASEHOLD	FLAT	1				
	12		FLAT	2				
2-52 Wivenhoe	12			2				
2-52 Wivenhoe		SOLD RTB LEASEHOLD	FLAT					
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		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	16			
54-82 Wivenhoe Close	54	LBS (RESIDENTIAL)	FLAT	3				
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		1	1	
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		1		
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					
54-82 Wivenhoe Close	82	LBS (RESIDENTIAL)	FLAT		11			
84-100 Wivenhoe	84	LBS (RESIDENTIAL)	FLAT	2	-1			1
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	90 92	LBS (RESIDENTIAL)	FLAT	2				
84-100 Wivenhoe	92 94	· · · · · · · · · · · · · · · · · · ·	FLAT	2				
84-100 Wivenhoe	96		FLAT	2				
84-100 Wivenhoe	98	LBS (RESIDENTIAL)	FLAT	2	_			1
84-100 Wivenhoe	1 100			1 1	17	1		
102-128 Wivenhoe Close	100 102	LBS (RESIDENTIAL) SOLD RTB LEASEHOLD	FLAT FLAT	4				

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

30-68 Galatea	49	LBS (RESIDENTIAL)	FLAT	1	1			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					
30-68 Galatea	54	LBS (RESIDENTIAL)	FLAT	1				
30-68 Galatea	55	LBS (RESIDENTIAL)	FLAT					
30-68 Galatea	56	· · · · · · · · · · · · · · · · · · ·	FLAT					
	50 57	LBS (RESIDENTIAL) SOLD RTB LEASEHOLD						
30-68 Galatea			FLAT					
30-68 Galatea	58		FLAT					
30-68 Galatea	59	LBS (RESIDENTIAL)	FLAT					
30-68 Galatea	60	LBS (RESIDENTIAL)	FLAT					
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	1			1
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	
-	41	LBS (RESIDENTIAL)	FLAT				•	
31-45 Philip Walk		· · · · · · · · · · · · · · · · · · ·						
31-45 Philip Walk	43		FLAT	4				
31-45 Philip Walk	45		FLAT	3	6			
6-18 Heaton Road	6		FLAT	4				
6-18 Heaton Road	8	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	1			
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	1			
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			
1-12 Huguenot Square	3	LBS (RESIDENTIAL)	FLAT	2	1			
- ·	3 4			2	1			
1-12 Huguenot Square		SOLD RTB LEASEHOLD	FLAT		1			
1-12 Huguenot Square	5		FLAT	2	1			
1-12 Huguenot Square	6	LBS (RESIDENTIAL)	FLAT	2				
1-12 Huguenot Square	7	SOLD RTB LEASEHOLD	FLAT	2	1			
1-12 Huguenot Square	8	SOLD RTB LEASEHOLD	FLAT	2	1			
1-12 Huguenot Square	9	SOLD RTB LEASEHOLD	FLAT	2	1			
1-12 Huguenot Square	10	LBS (RESIDENTIAL)	FLAT	2	1			
1-12 Huguenot Square	11	LBS (RESIDENTIAL)	FLAT	2	1			
1-12 Huguenot Square	12	SOLD RTB LEASEHOLD	FLAT	2	6			
13-15 Huguenot Square	13	SOLD RTB FREEHOLD WITH SERVICE CHARGES	FLAT	4	1			
	-	· · · · · ·		-	-			-

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