

**DATE** 1 September **2020**

**(1)**

**THE DISTRICT COUNCIL OF FOLKESTONE AND HYTHE**

**- and -**

**(2)**

**BELL DECORATING GROUP LIMITED**

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**CONTRACT FOR THE PROVISION OF  
EXTERNAL REPAIRS AND DECORATIONS**

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THIS CONTRACT is made the 1 day of September, 2020

**BETWEEN**

(1) **THE DISTRICT COUNCIL OF FOLKESTONE & HYTHE** of the Civic centre, Castle Hill Avenue, Folkestone CT20 2QY ("**the Employer**") **AND**

(2) **BELL DECORATING GROUP LIMITED** (SC114142) whose registered office is at Bell Business Park, Rochsolloch Rd, Airdrie, ML6 9BG ("**the Contractor**")

(hereinafter collectively called "**the Parties**" and independently called "**the Party**")

**WHEREAS**

The Employer wishes certain works to be provided, namely the provision of external decorations including communal parts to blocks of flats and sheltered/independent living schemes and the associated repairs to the fabric of the buildings prior to these decorative works ("the Works") and has accepted a tender from the Contractor dated 10 June 2020 for the provision of the Works

**IT IS HEREBY AGREED** as follows:

1. This Contract incorporates the following Contract Documents and constitutes the entire agreement between the Parties relating to the Works:
  - the Employer's Schedule of Amendments to the JCT Measured Term Contract 2016 Edition ("Schedule of Amendments"), which shall prevail over any of the other documents listed below in the event of conflict between those documents and the Employer's Schedule of Amendments;
  - JCT Measured Term Contract 2016;
  - Form of Tender and Contract Specification including:
    - Preliminaries – Appendix A
    - Specification of works & Materials – Appendix B

- Key Performance Indicators – Appendix C
  - 5 Year Cyclical Programme – Appendix D
  - Schedule of Rates – Appendix E
  - Pre-construction Information Pack – Appendix F
  - Asbestos Policy – Appendix G
- The Contractor's Tender Document including:
    - Form of Tender dated 10 June 2020;
    - Pricing Schedule/Schedule of Rates
    - Invitation to Tender (ITT) Instructions
    - Invitation to Tender (ITT) response document
    - Forms of Declaration
    - Tender clarifications
    - Any other relevant specified correspondence between the Parties.
2. In consideration of the provision of the Works by the Contractor, the Employer agrees to pay the Contractor the Contract Sum at the times and in the manner set out in this Contract. The Contract Sum shall be **£1,793,185.61**
  3. In consideration of the payments to be made by the Employer to the Contractor in accordance with Clause 2 of this Contract, the Contractor agrees to deliver the Works in compliance in all respects with the provisions of this Contract.
  4. The Employer hereby appoints the Contractor as Principal Contractor for the Works for the purposes of regulation 14 of the Construction (Design and Management) Regulations 2015 ("CDM").
  5. Without prejudice to the Contract Documents, the Contractor agrees indemnify and hold harmless the Employer against any liability which the Employer may incur to any person whatsoever and against any claims, demands, costs and/or expenses sustained, incurred or payable by the Employer to the extent that the same arises by reason of any breach of this Contract or an instruction or any



tortious or negligent act or omission on the Contractor's part (and/or any third party to whom the Contractor has subcontracted the performance of the Contractor's obligations or part thereof) in the performance of the Contractor's obligations under and in connection with this Contract.

6. Nothing in the Contracts (Rights of Third Parties) Act 1999 shall entitle a person who is not a party to this Contract to enforce any term of the Contract.
7. For the avoidance of doubt the provisions of this Contract shall be construed and interpreted according to the laws of England and for the purpose of any steps to be taken by the Employer to enforce the Contractor's obligations under this Contract or any of them the Contractor hereby submits to the jurisdiction of the Courts of Law of England.

**IN WITNESS** whereof the Parties have executed this Contract as a deed the day and year above written

**THE COMMON SEAL of**

**THE DISTRICT COUNCIL OF FOLKESTONE AND HYTHE**

was hereunto affixed in the presence of:



9116

**EXECUTED AS A DEED by**

**BELL DECORATING GROUP LIMITED** acting by:

<b>Director</b>	Signature	
	Name IN CAPITAL	
<b>Director/ Company Secretary</b>	Signature	
	Name IN CAPITAL	

**CONDITIONS OF CONTRACT**

The Form of Contract in respect of the Provision of External Repairs & Decorations Works shall be the **JCT Standard Form of Measured Term Contract 2016 Edition**

The Employer shall be:

**THE DISTRICT COUNCIL OF FOLKESTONE & HYTHE** of the Civic Centre,  
Castle Hill Avenue, Folkestone, Kent CT20 2QY

The Contractor shall be:

**BELL DECORATING GROUP LIMITED** (SC114142) whose registered office is at Bell Business Park, Rochsolloch Rd, Airdrie, ML6 9BG

The Contractor shall enter into the Contract with the Employer executed as a Deed

The Recitals, Articles and Contract Particulars shall be construed in accordance with the following:

1<sup>st</sup> Recital: All residential properties within the district of Folkestone & Hythe as listed in Appendix D ("the Contract Area") in accordance with the details set out or referred to in the Contract Particulars

Article 3: The Contract Administrator shall be [REDACTED] of East Kent Housing Limited whose registered office is at Garrity House Office 12 Garrity House, Miners Way, Aylesham, Kent, CT3 3BF

or, if he ceases to be the Contract Administrator, such other person as the Employer nominates in accordance with clause 3.10 of the Conditions.

Article 4: The Principal Designer for the purposes of this Contract shall be [REDACTED] of East Kent Housing Limited

or such other person as the Employer at any time appoints to fulfil that role either in relation to all Orders or for specific Orders

Article 5: The Principal Contractor for the purposes of the CDM Regulations shall be the Contractor

or such other contractor as the Employer at any time appoints to fulfil that role either in relation to all Orders or for specific Orders

Article 9: Modifications. The Articles of Agreement and the Conditions shall have effect as modified by the Employer's Schedule of Amendments attached hereto.

## **Contract Particulars**

Item	Insertion
1.1 List of Properties in the Contract Area (first Recital)	Properties owned and managed within the administrative area of Folkestone & Hythe District Council
1.2 Description of types of work	5 year programme for external decorations and associated repairs
2. Supplemental Provisions (Fifth Recital and Schedule)	
Collaborative working	Paragraph 1: applies
Health and Safety	Paragraph 2: applies
Cost savings and value improvements	Paragraph 3: applies
Sustainable development and environmental considerations	Paragraph 4: applies
Performance Indicators and monitoring	Paragraph 5: applies
Notification and negotiation of disputes	Paragraph 6: applies
Where Paragraph 6 applies, the respective nominees of the Parties are	<p>Employer's nominee: [REDACTED], Operations Manager, East Kent Housing Limited</p> <p>Contractor's nominee: [REDACTED], Commercial Manager, Bell Decorating Group Ltd</p> <p>or such replacement as each Party may notify to the other from time to time</p>
3 Contract Period	5 (five) years with capacity for the Employer to extend the Contract Period
commencing on	20 <sup>th</sup> August 2020
4 Arbitration	Article 7 and clauses 9.3 to 9.8 apply.


Item		Insertion
5	BIM Protocol (where applicable)* State title, edition, date or other identifiers of relevant documents (Clause 1.1)	BIM NOT APPLICABLE
6	Minimum Value of any one Order	£100 (One Hundred Pounds)
	Maximum Value of any one Order	£100,000 (One Hundred Thousand Pounds)
7	Approximate anticipated Value of work to be carried out under this Contract	£415,000 (Four Hundred & Fifteen Thousand Pounds) per annum for the Contract Period
	[Liquidated Damages - at the rate of	£500.00 per week
8	Priority coding for Orders (Clause 2.6)	Priority coding [ <i>to be completed as Employer requires on a case by case basis</i> ]
9	Construction Industry Scheme (CIS) (Clause 4.2)	The Employer at the commencement of the Contract Period is a 'contractor' for the purposes of the CIS
10	Progress Payments (Clauses 4.3, 4.4 and 4.5)) <i>Estimated value of an Order above which progress payments can be applied (If none is stated, it is £2,500)</i>	£2,500
	Valuation Dates <i>(if no date is stated, the Valuation Date is the last day of each month)</i>	The Valuation Date in each month is the 7th day of the month (or nearest following working day)
11	Responsibility for measurement and valuation (Clause 5.2) <i>(Unless one of the 3 options opposite is selected, the Contract Administrator shall measure and value all Orders)</i>	The Contract Administrator, with the assistance of their nominated Clerk of Works, shall measure and value all Orders

Item	Insertion
12.1 Schedule of Rates (Clauses 5.3, 5.6.1 and 5.6.2)	
The Schedule of Rates is	As per Appendix B of the tender pack
subject to adjustments of the rates listed in that Schedule by the:	<b>Contractor's tender return and their adjusted rates</b>
12.2 Where the Schedule of Rates is the National Schedule of Rates the version(s) identified opposite are to apply	<b>Not Applicable</b>
12.3 Rates – Fluctuations Clause 5.6.1 <i>(Unless “applies” is deleted, the clause shall be deemed to apply)</i>	applies
12.4 Basis and dates of revision (Not applicable where National Schedule of Rates applies)  Where clause 5.6.1 applies, the basis on which the Schedule of Rates is to be revised under clause 5.6.1.2 <i>(If no basis is identified the rates remain fixed for all Orders)</i>	<b>*is as follows:</b> the rates tendered shall be subject to fluctuation adjustments based upon the Consumer Price Index (“CPI”) (see <a href="http://www.statistics.gov.uk">http://www.statistics.gov.uk</a> ) with a base date of 1 January each year and annually thereafter for the duration of the Contract Period.
Where clause 5.6.1 applies, the dates as at which the Schedule of Rates is to be revised are: <i>(If no other date(s) are specified here or in the document setting out the basis for revision, the date shall be 1 August in each year)</i>	The first applicable adjustment for rates will be effective from 1 April 2021 with adjustments based on the average of the published CPI figures between 1 January 2020 and 31 December 2020



Item	Insertion
13.1 Daywork Valuation – percentage additions (Clauses 5.4, 5.6.3 and 5.6.4)	
Where not included in or annexed to the Schedule of Hourly Charges, the percentage additions to the invoice price of non-labour items are as follows:	
Overheads and profit on Materials	0%
Overheads and profit on Plant, Services and Consumable Stores	0%
Overheads and profit on Sub-Contractors	0%
13.2 Revision of Schedule of Hourly Charges (Clause 5.6.3) <i>(unless “applies” is deleted, the clause shall be deemed to apply)</i>	applies/
Where clause 5.6.3 applies, the annual revision date (if other than 1 August) is:	1 <sup>st</sup> April of each year commencing 2021
Where clause 5.6.3 applies, the basis of revision of hourly charges (if not set out in the Schedule of Hourly Charges)	In line with the CPI Price Index as per 12.4 above
14 Overtime Work (Clause 5.7) The percentage addition in respect of overheads and profit on non-productive overtime rates is <i>(Not applicable where an inclusive rate for such overtime is included in the Schedule of Hourly Charges)</i>	0%
<p>*(Normal working hours are between 8am and 5.30pm Monday to Friday (excluding Public Holidays). No weekend working will be permitted without the written authorisation of the Contract Administrator. All overtime costs</p>	

Item	Insertion
	shall be the responsibility of the Contractor including evening and Saturday morning appointments unless specifically ordered in writing by the Contract Administrator. All work carried out under 'Emergency' priority code will be paid for using normal working hours rates regardless of when the work is undertaken).
15	Insurance (Clauses 6.4.1, 6.7A, 6.7B, 6.8 and 6.11)
15.1	<p>Contractor's Public Liability insurance; injury to persons or property – the required level of cover is not less than</p> <p>Public Liability: £5,000,000 for any one occurrence or series of occurrences arising out of one event  Employer's Liability: <i>minimum of £5,000,000</i>  Professional Indemnity: £100,000</p>
15.2	<p>Percentage to cover professional fees</p> <p>15%</p>
15.3	<p>Insurance of existing structures – clause 6.7A.1</p> <p><i>(Unless otherwise stated, clause 6.7A.1 applies. If it is not to apply, state the reference number and date or other identifier of the replacement document(s)) (</i></p> <p>Applies.</p>
15.4	<p>Insurance of work or supply comprised in Orders – clause 6.7B</p> <p><i>(If neither entry is deleted, the clause does not apply)</i></p> <p>applies</p>
15.5	<p>Where clause 6.7B applies and cover is to be provided under the Contractor's annual policy, the annual renewal date is (as supplied by the Contractor)</p> <p>1<sup>st</sup> April of each subsequent year</p>

Item	Insertion
15.6 Terrorism Cover – details of the required cover <i>(Unless otherwise stated, Pool Re Cover is required)</i>	As per policy <hr/>
16 Break Provisions – Employer or Contractor (Clause 7.1)	13 weeks
17 Settlement of Disputes (Clauses 9.2, 9.3 and 9.4.1)	
Adjudication	Nominator of Adjudicator: The Royal Institution of Chartered Surveyors/
Arbitration Appointer of Arbitrator	President or a Vice-President of The Royal Institution of Chartered Surveyors/
18 Contractor's Representative shall be <i>(or such other person appointed by the Contractor in accordance with new clause 3.3.3)</i>	

## Definitions

Clause 1.1:

“Adjustment Percentage” – [delete definition]

“Contract Documents” - delete the definition and replace with the following words:

“JCT Standard Form of Measured Term Contract 2016;

- JCT Measured Term Contract 2016;
- Form of Tender and Contract Specification including:
  - Preliminaries – Appendix A
  - Specification of works & Materials – Appendix B
  - Key Performance Indicators – Appendix C
  - 5 Year Cyclical Programme – Appendix D
  - Schedule of Rates – Appendix E
  - Pre-construction Information Pack – Appendix F
  - Asbestos Policy – Appendix G
- The Contractor’s Tender Document including:
  - Form of Tender dated 10 June 2020
  - Pricing Schedule/Schedule of Rates
  - Invitation to Tender (ITT) Instructions
  - Invitation to Tender (ITT) response document
  - Forms of Declaration
  - Tender clarifications

“Employer” – at the end of the definition, insert the words “and it’s permitted assignees under this Contract”

Insert the following new Definitions:

**“Data Protection Legislation** - means (i) the Data Protection Act 1998 (“DPA 1998”), (ii) the General Data Protection Regulation (Regulation (EU) 2016/679) (“GDPR”), Law Enforcement Directive (Directive (EU) 2016/680) (“LED”), (iii) the Data Protection Act 2018 (“DPA 2018”) to the extent that it relates to processing of personal data and

privacy and (iv) all applicable Legislation about the processing of personal data and privacy;"

**"Environmental Laws** - any law statute, statutory instrument or legislation of the European Union having effect in the United Kingdom, or circulars, guidance notes and the like issued by the United Kingdom Government or relevant regulatory agencies relating to the protection or pollution of the environment (within the meaning of the Environmental Protection Act 1990)"

**"Hazardous Substances** - any substances which are capable of carrying harm to man or any living organisms supported by the environment (within the meaning of the Environmental Protection Act 1990)"

**"Proprietary Material** - all drawings, details, plans, specifications, schedules, reports, calculations and other work, whether in written or electronic form (and any designs, ideas and concepts contained in them) prepared, conceived or developed by or on behalf of the Contractor in connection with this Contract and/or any Order"

## **Contractor's Obligations**

Clause 2.1 – the following new clauses shall be inserted:

- "2.1A The Contractor shall fully carry out the works using all the reasonable skill, care, expedition and efficiency to be expected of a properly qualified and competent contractor (and to the extent that the Order includes any design to be carried out by the Contractor using all the reasonable skill, care, expedition and efficiency to be expected of a properly qualified and competent architect or other appropriate designer) who is experienced in carrying out work (and preparing designs) of a similar scope, nature and complexity and size to the Order.
- 2.1B The Contractor shall work in a proper and workmanlike manner and fully in accordance with the Contract Administrator's instructions, any instructions of the Employer, the Contract Documents and other Statutory Requirements and shall give all notices required by the Statutory Requirements.
- 2.1C To the extent that the Order contains any design, the Contractor shall be responsible for carrying out and completing the entire design for the Order.
- 2.1D The Contractor shall take due account of the terms of any agreements between the Employer and third parties as are from time to time disclosed to him and shall perform his obligations under this Contract in such a manner as not to constitute, cause or contribute to any breach by the Employer of his obligations under such agreements and shall indemnify the Employer in respect of any loss and/or damage which he incurs as a result of any breach by the Contractor of this clause where such loss and/or damage arises under such agreements.

2.1E The Contractor shall not use, generate, dispose of or transport to the Site any Hazardous Substances otherwise than in accordance with Environmental Laws.”

### **Materials, Goods and Workmanship**

Clause 2.2.1 shall be deleted and replaced by the following new clause 2.2.1:

“The Contractor in carrying out each Order shall not specify or use materials which are generally known at the time of use to be deleterious to health and safety or to durability in the particular circumstances in which they are used and the Contractor shall use materials, goods and workmanship of the quality and standards specified in the Order, or if not so specified, of the quality and standard to be expected of a contractor experienced in works of a like nature to the works set out in the Order. The Contractor warrants to the Employer that he has not specified and will not specify for use nor use in carrying out each Order any substance and/or material which is not in conformity with any relevant British or European Standards or Codes of Practice or which are generally known to the UK construction industry to be deleterious to health and safety or the durability of the Works in the particular circumstances in which it is used or which is not used in accordance with the guidance contained in the publication "Good Practice in the Selection of Construction Materials" 1997) Over Arup & Partners.”

Clause 2.2.2 shall be deleted and replaced by the following new clause 2.2.2:

“Where and to the extent that the approval of the quality of materials or goods or of the standards of workmanship is a matter for the opinion of the Contract Administrator, such quality and standards shall be to his reasonable satisfaction. To the extent that the quality of materials and goods or standards of workmanship are not described in the Order nor stated to be a matter for such opinion or satisfaction, they shall be of a standard appropriate to the relevant work. For the avoidance of doubt the standards of workmanship required pursuant to this clause shall be no less than those set out in British Standard 8000 or any other standard that may be applicable.”

### **Rights of Employer**

Clause 2.3.5 - the following words shall be deleted “and the Contractor shall be entitled to a handling charge of 5% on that value. The Adjustment Percentage shall not be applied to that charge”.

Clause 2.3.6 shall be deleted and replaced with the following new clause 2.3.6:

“Any materials and/or goods supplied by the Employer for any Order shall be at the sole discretion of the Employer”

### **Value of work to be carried out under this Contract**

Clause 2.5 shall be deleted and replaced with the following new clause 2.5:



"The Employer is not obliged to provide the Contractor with any Orders nor does the Employer give any warranty or undertaking as to the actual amount of work that will be ordered and no variance in the actual value of work ordered shall give rise to a change in any rate, price or percentage adjustment. For the avoidance of doubt, the Employer shall not be liable for any loss of profits, loss of contracts or other costs, expenses or losses suffered or incurred by the Contractor as a result of the Contractor not being awarded any Orders under this Contract."

## **Programme**

Clause 2.7 shall be amended by deleting the words "Nothing in the programme or in any amendment or revision of it shall impose any obligations beyond those imposed by the Contract Documents" and replacing this with the following words:

"The Contractor Administrator shall have 7 days from receipt of the programme to approve or register its disapproval, in writing, of the programme. If the Contract Administrator fails to respond within the 7 days then it shall be deemed to have approved. Provided the Contract Administrator has approved or deemed to have approved the programme, the Contractor shall procure that all of the works carried out in accordance with or under any Order(s) is carried out strictly in accordance with the programme. If the Contract Administrator has stated to the Contractor that it does not approve of the programme then the Contractor shall resubmit a revised programme to the Contract Administrator for approval and this process shall be repeated until the Contract Administrator has given its written approval to the programme, whereupon the Contractor shall carry out the works within the order strictly in accordance with such approved programme."

## **Divergence from Statutory Requirements**

Clause 2.8.2 shall be deleted and replaced with the following new clause 2.8.2:

"Provided the Contractor has provided the written notice specified in clause 2.8.1 then it shall not be liable under this Contract if the work carried out under an Order, does not comply with the Statutory Requirements, but only to the extent that the non-compliance results from the divergence between the Statutory Requirements and either an Order or a Variation that the Contractor has previously advised the Employer of in accordance with clause 2.8.1."

## **Extension of Time**

Clause 2.10.1 shall be deleted and replaced with the following new clause 2.10.1:

"If, at any time during the course of completing an Order, the Contractor shall establish that the progress of the works under the Order shall have been effected by reason of:

- (i) force majeure; or

- (ii) fire, lightning, explosion, storm, tempest, flood, bursting or overflowing of water tanks, apparatus or pipes, earthquake, aircraft or other aerial devices or articles dropped from them, riot or civil commotion or any other risks insured against,

the Contract Administrator shall allow such extension of time as is fair and reasonable in the circumstances upon written application by the Contractor to the Employer and Contract Administrator provided always that such application is made immediately that the Contractor is aware that such delay has or might occur (which written application shall include any documentation the Contractor may wish to provide in support of or justifying its application and the Contractor's assessment of the extension of time it seeks). To the extent that any extension of time is granted, a revised date for completion for the Order shall be fixed by the Contract Administrator and notified to the Contractor." Any such extension of time will be on a 'neutral event' basis in terms of preliminary costs and overheads.

### **Defects**

Clause 2.12 shall be renumbered 2.12.1 and amended by deleting the words "6 months" and substituting with "12 months" and adding the words "and shall commence rectification within 5 days of notification" at the end of the Clause:

Additional Clause 2.12.2:

"In the case of default, the Employer may provide labour and/or materials or enter into a contract to make good such defects and all costs and expenses consequent thereon shall be borne by the Contractor and shall be recoverable from the Contractor by the Employer either by offsetting against monies due on any contract with the Employer or by directly invoicing the Contractor."

### **Assignment**

The clause heading shall be amended from "Assignment" to "Assignment and Novation"

Clause 3.1 shall be deleted and replaced with the following new clause 3.1:

"The Employer may assign or otherwise transfer this Contract or the benefit hereof at any time without the consent of the Contractor. The Contractor hereby consents to the novation of this Contract by the Employer and agrees to enter into such documents as are required to effect such novation. The Contractor shall not assign, novate or otherwise transfer this Contract without the prior written consent of the Employer."

### **Sub-Contracting**

Delete Clause 3.2 and replace with the following clauses:

"3.2.1 The Contractor shall not sub-contract any works under the Contract without the previous written consent of the Contract Administrator. Such consent shall not

be unreasonably withheld or delayed and shall apply to all works except to the extent otherwise stated in that consent.

- 3.2.2 In the event of the Employer agreeing to any assignment under clause 3.1 or sub-contracting under clause 3.2.1, such consent shall not relieve the Contractor from any liability or obligation under this Contract and the Contractor shall be responsible for the acts, defaults and negligence of any assignee or sub-contractor, his or its agents, servants or employees.”

### **Contractor’s Representative**

Clause 3.3 shall be deleted in its entirety and replaced by the following new clause 3.3:

- “3.3.1 The Contractor shall appoint a competent Contractor’s Representative for the proper administration of this Contract.
- 3.3.2 The Contractor’s Representative shall have suitable and sufficient qualifications and experience to carry out this function and shall be the representative empowered to act on behalf of the Contractor for all purposes connected with the Contract.
- 3.3.3 The Contractor’s Representative shall be the person named in the Contract Particulars or such other person nominated in writing by the Contractor from time to time to act in the name of the Contractor for the purposes of the Contract.
- 3.3.4 From time to time the Contractor may appoint one or more representatives to act for the Contractor generally or for specified purposes or periods. Immediately any such appointment is made or terminated, the Contractor shall give written notice thereof to the Employer and until such notice is received the Contractor shall be under no obligation to comply with any instruction issued by such representative.
- 3.3.5 Any Order, notice, information, instruction or other communication given to the Contractor’s Representative shall be deemed to have been given to the Contractor.

Additional Clause 3.4.4:

“The Contract Administrator or their representative shall have at all times access to the Site or other places off-site where materials or equipment are being stored or prepared for the works.”

### **Cancellation of an Order**

Additional Clause 3.6.3:

“The provisions of clauses 3.6.2.1 and 3.6.2.2 do not apply where scheduled works or an Order for works is cancelled before any physical works have commenced.”

## **Exclusion from Site**

Clause 3.7 shall be amended by inserting the following sentence at the end of the clause:

“The Contractor shall then ensure that such person is immediately excluded from the Site.”

## **Additional Employer’s Rights and Remedies**

Additional Clause 3.11:

“Where the Contractor’s performance significantly and consistently fails to meet the required targets or Key Performance Indicators (KPI’s) and the Contractor has not proposed acceptable remedial measures in respect of such failings within 28 days of being requested by the Contract Administrator in writing to do so, or the Contractor indicates that their current workload will not enable them to complete within targets, the Employer may award work to other contractors. Where works are awarded to other contractors, it will be measured and valued using fair and reasonable tendered rates. Should this incur additional costs to the Employer, the Employer reserves the right to charge the Contractor the extra-over cost plus 10% administration costs.”

## **\*[Progress Payment**

Clause 4.3 shall be deleted and replaced with the following new clause:

### **“Monthly Payment**

Payments shall be made on a per calendar month basis and shall include all Orders completed in the previous calendar month that have been agreed as completed by the Contract Administrator and shall form part of the Contractor’s monthly payment application in accordance with clause 4.5.1.” \*

## **Payment Application**

Clause 4.5.1 shall be amended by inserting the words “Subject to clause 4.3” at the beginning of the clause.

## **Valuation – day work**

Clause 5.4.2 shall be amended by inserting the words “and any other evidence required by the Employer.” at the end of the clause:

## **Derived Rates**

Clause 5.5 shall be deleted and replaced by the following new clause 5.5:

“5.5.1 Where the rates or prices in the Schedule of Rates do not apply or where there is no applicable all-in labour rate in the Schedule of Hourly Rates, as the case may be, the value shall be decided by the Contract Administrator and shall be based upon such rates or prices as may fairly be deducted therefrom, rates and prices deducted from the Schedule of Rates being subject to adjustment by the Adjustment Percentage.

5.5.2 If it is not practicable or would not be fair and reasonable to apply the rates or prices in the Schedule of Rates or Schedule of Hourly Charges or to deduce rates or prices therefrom, the value shall be ascertained on a fair and reasonable basis by the Contract Administrator after consultation with the Contractor.”

## **Overtime**

Additional Clause 5.7.4:

“Where the Contractor wishes to work outside normal working hours, he must first obtain the permission of the Contract Administrator and the person in charge of the premises. In these circumstances no additional or enhanced payments will be made.”

## **Liability of the Contractor – personal injury or death**

Clause 6.1 shall be amended by inserting the words “or of any obligation pursuant to clause 2.12,” in the third line after the word “Order” and before the word “except”.

## **Liability of the Contractor – injury or damage to property: nuisance**

Clause 6.2 shall be amended by inserting the words “or of any obligation pursuant to clause 2.12” in the fourth line after the word “Order” and before the word “and”.

The following words shall be inserted at the end of clause 6.2:

“The Contractor shall at all times reasonably prevent any public or private nuisance (including without limitation any such nuisance caused by noxious fumes, noisy working operations or the deposit of any materials or debris on the public highway) or other interference with the rights of any adjoining or neighbouring landowner, tenant or occupier or any statutory undertaker arising out of an Order or of any obligation pursuant to clause 2.12 and shall defend or, at the Employer's option, assist the Employer in defending any action or proceedings which may arise as a result of any breach by the Contractor of its obligations under this Contract.”

## **Contractor's Insurance and his Liability**

Additional clause: 6.4.3

“Without limiting his other obligations under the Contract or otherwise at law, the Contractor shall maintain professional indemnity insurance of not less than [£[ ] million] in respect of each and every claim.”

## **Related Definitions**

Under clause 6.6, the definition of “Joint Names Policy” shall be amended by inserting the words “and any funder or other third party as the Employer may require” after the word “Contractor” and before the word “as”.

Additional clause 6.15

“The Contractor shall ensure so far as is reasonably practicable the health, safety and welfare at work of his employees and shall conduct his undertakings in such a way as to ensure that persons other than his employees who may be affected by his operations are not exposed to risks to their health or safety and shall in all respects perform all his duties under the Health and Safety at Work etc. Act 1974 and all Health and Safety Regulations made thereunder.”

## **Collateral Warranties and Copyright**

Insert new clause 7A as follows:

### **“Copyright Contractor Warranties in favour of others**

7A1 If required by the Employer, the Contractor shall execute and deliver to the Employer deeds of collateral warranty in favour of any purchaser and/or any funder in the form agreed by the Employer and in each case such deed to be procured and provided to the Employer within 14 days of the Employer's written request to do so. If the Contractor fails to deliver any deed of warranty validly requested under this clause 7A.1 within 14 days of the Employer's request, the Employer may withhold any payment or further payment (as the case may be) which would otherwise be due to the Contractor under this Contract until such deed of warranty is delivered.”

### **Sub-contractor Warranties**

7A2 If required by the Employer, the Contractor shall procure that all sub-consultants and sub-contractors appointed to carry out any work shall provide to the Employer a deed of collateral warranty in favour of the Employer and/or any purchaser and/or any funder in a form agreed by the Employer with such amendments as are required to account for the warrantor being either a sub-contractor or sub-consultant, and in each case such deed to be procured and provided within 14 days of the appointment of the sub-consultant or sub-contractor or of the Employer's written request as relevant together with a certified copy of the relevant completed appointment document.

## **Copyright Licence**

7A3 The copyright in the Proprietary Material shall remain vested in the Contractor, but the Contractor grants to the Employer an irrevocable royalty-free non exclusive licence to use and to reproduce any or all of the Proprietary Material



for any purpose connected with this Contract and/or any Order, including (without limitation) the execution, completion, maintenance, letting, occupation, management, sale, advertisement, extension, alteration, reinstatement and repair of any works carried out under this Contract and/or any Order."

### **Default by Contractor**

Additional Clause 8.4.1.3:

"fails to comply with any of his obligations including all of the Contractor's obligations contained within the Council's Tender Documents and/or the Contractor's priced Schedule of Rates in respect of this Contract."

Insert new clauses 8.4.2.1 and 8.4.2.2 as follows:

- "8.4.2.1      Where the Contractor receives notice under clause 8.4.1 that it has failed to perform the works in accordance with the Contract Documents, the Employer may, without prejudice to any other remedy it may have:
- (i)      request from the Contractor that, at the Contractor's own expense and as specified by the Employer, it reschedules and carries out the works in a manner satisfactory to the Employer, which may include rectifying completed works or repeating the provision of any of the works within such period as the Employer may specify by such written notice; and/or
  - (ii)      withhold or reduce payments to the Contractor, as the Employer shall reasonably deem appropriate in each particular case; and/or
  - (iii)      request that the Contractor pay or allow to the Employer liquidated damages at the rate stated in the Contract Particulars between the specified date for completion and the actual date of completion; and/or
  - (iv)      employ a third party to carry out and complete the works.
- 8.4.2.2      Any expenses incurred which are in addition to the cost of the relevant part of the works arising as consequence of suspension of the works or procuring a third party to carry out the works, shall be recovered in full from the Contractor, including any administrative costs reasonably incurred by the Employer."

Renumber existing clauses 8.4.2 and 8.4.3 as 8.4.3 and 8.4.4 respectively.

### **Prevention of Bribery and Corruption**

Insert new Section 10 to the JCT Conditions of Contract as follows:

“10.1 The Contractor warrants and undertakes to the Employer that:

10.1.1 it will comply with applicable laws, regulations, codes and sanctions relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010 and will not give any fee or reward the receipt of which is an offence under sub-section (2) of Section 117 of the Local Government Act 1972;

10.1.2 it will procure that any person who performs or has performed services for or in its behalf (“Associated Person”) in connection with this Contract complies with this clause and subject to the JCT Form of Contract to be used;

10.1.3 it will not enter into any agreement with any Associated Person in connection with this Contract, unless such agreement contains undertakings on the same terms as contained in this clause and subject to the JCT Form of Contract to be used;

10.1.4 it has and will maintain in place effective accounting procedures and internal controls necessary to record all expenditure in connection with the Contract;

10.1.5 from time to time at the reasonable request of the Employer it will confirm in writing that it has complied with its undertakings under clauses 10.1.1 to 10.1.4 and will provide any information reasonably requested by the Employer in support of such compliance;

10.1.6 it shall notify the Employer as soon as practicable of any breach of any of the undertakings contained within this clause of which it becomes aware.

10.2 Where the Contractor or Contractor's employees, servants, sub-contractors, suppliers or agents or anyone acting on the Contractor's behalf, engages in conduct prohibited by the Bribery Act 2010 or the Local Government Act 1972 section 117(2) in relation to this or any other contract with the Employer, the Employer has the right to;

a) terminate the Contract and recover from the Contractor the amount of any loss suffered by the Employer resulting from the termination, including the cost reasonably incurred by the Employer of making other arrangements for the provision of the works and any additional expenditure incurred by the Employer throughout the remainder of the Contract.

b) recover in full from the Contractor any other loss sustained by the Employer in consequence of any breach of this clause, whether or not the Contract has been terminated.”

## **Freedom of Information**

Insert new Section 11 to the JCT Conditions of Contract as follows:

- “11.1 The Employer is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 ("the Acts"). As part of the Employer's duties under the Acts, it may be required to disclose information forming part of the Contract to anyone who makes a request. The Employer has absolute discretion to apply or not to apply any exemptions under the Acts.
- 11.2 The Contractor shall assist and co-operate with the Employer (at the Contractor's expense) to enable the Employer to comply with the information disclosure requirements under the Acts and in so doing will comply with any timescale notified to it by the Employer.
- 11.3 The Contractor acknowledges that the Employer is committed to the Government's transparency agenda requiring the Employer to publish on line items of spend over £500 (five hundred pounds) including actual payments made to the Contractor, the Contractor's tender and the terms of this Contract (excluding commercially sensitive information).
- 11.4 The Contractor acknowledges that the Employer may, acting in accordance with the Secretary of State for Constitutional Affairs Code of Practice on the discharge of public authorities functions under Part 1 of FOIA (issued under section 45 of the FOIA, November 2004) be obliged under the FOIA or the Environmental Information Regulations to disclose information;
- a) without consulting with the Contractor, or
  - b) following consultation with the Contractor and having taken its views into account.”

## **Data Protection**

Insert new Section 12 to the JCT Conditions of Contract as follows:

*“Data Subject Access Request” means a request made by, or on behalf of, a Data Subject in accordance with rights granted pursuant to the Data Protection Legislation to access their Personal Data;*

*“DPA” means the Data Protection Act 2018 as amended from time to time;*

*“Data Protection Officer” has the meaning given in the GDPR;*

*“GDPR” means the General Data Protection Regulation (Regulation (EU) 2016/679)*

*“LED” means the Law Enforcement Directive (Directive (EU) 2016/680)*

*“Protective Measures” appropriate technical and organisational measures which may include: pseudonymising and encrypting Personal Data, ensuring confidentiality, integrity, availability and resilience of systems and services, ensuring that availability of and access to Personal Data can be restored in a timely manner after an incident, and regularly assessing and evaluating the effectiveness of the such measures adopted by it;*

*“Processor Personnel” all directors, officers, employees, agents, consultants and contractors of the Processor and/or of any sub-contractor of the Processor*

*“Personal Data Breach” has the meaning given in the GDPR;*

***“Sub-processor”*** any third party appointed to process Personal Data on behalf of the Supplier related to this agreement;

12.1 The Parties acknowledge that for the purposes of the Data Protection Legislation, the Authority and East Kent Housing, as the contract administrator, are joint Controller and the Supplier is the Processor unless otherwise specified in Schedule Processing Personal Data). The only processing that the Processor is authorised to do is listed in Schedule Processing Personal Data and may not be otherwise be determined by the Processor.

12.2 The Processor shall notify the Controller immediately if it considers that any of the Controller's instructions infringe the Data Protection Legislation.

12.3 The Processor shall provide all reasonable assistance to the Controller in the preparation of any Data Protection Impact Assessment prior to commencing any processing. Such assistance may, at the discretion of the Controller, include:

- (a) a systematic description of the envisaged processing operations and the purpose of the processing;
- (b) an assessment of the necessity and proportionality of the processing operations in relation to the Services;
- (c) an assessment of the risks to the rights and freedoms of Data Subjects; and
- (d) the measures envisaged to address the risks, including safeguards, security measures and mechanisms to ensure the protection of Personal Data.

12.4 The Processor shall, in relation to any Personal Data processed in connection with its obligations under this Agreement:

- (a) process that Personal Data only in accordance with Schedule Processing Personal Data, unless the Processor is required to do otherwise by Law. If it is so required the Processor shall promptly notify the Controller before processing the Personal Data unless prohibited by Law;
- (b) ensure that it has in place Protective Measures which have been reviewed and approved by the Controller as appropriate to protect against a Data Loss Event having taken account of the:
  - (i) nature of the data to be protected;
  - (ii) harm that might result from a Data Loss Event;
  - (iii) state of technological development; and
  - (iv) cost of implementing any measures;
- (c) ensure that :
  - (i) the Processor Personnel do not process Personal Data except in accordance with this Agreement (and in particular Schedule Processing Personal Data);

- (ii) *it takes all reasonable steps to ensure the reliability and integrity of any Processor Personnel who have access to the Personal Data and ensure that they:*
    - (A) *are aware of and comply with the Processor's duties under this Clause;*
    - (B) *are subject to appropriate confidentiality undertakings with the Processor or any Sub-processor;*
    - (C) *are informed of the confidential nature of the Personal Data and do not publish, disclose or divulge any of the Personal Data to any third Party unless directed in writing to do so by the Controller or as otherwise permitted by this Agreement; and*
    - (D) *have undergone adequate training in the use, care, protection and handling of Personal Data;*
- (d) *not transfer Personal Data outside of the EU unless the prior written consent of the Controller has been obtained and the following conditions are fulfilled:*
  - (i) *the Controller or the Processor has provided appropriate safeguards in relation to the transfer (whether in accordance with GDPR Article 46 or LED Article 37) as determined by the Controller;*
  - (ii) *the Data Subject has enforceable rights and effective legal remedies;*
  - (iii) *the Processor complies with its obligations under the Data Protection Legislation by providing an adequate level of protection to any Personal Data that is transferred (or, if it is not so bound, uses its best endeavors to assist the Controller in meeting its obligations); and*
  - (iv) *the Processor complies with any reasonable instructions notified to it in advance by the Controller with respect to the processing of the Personal Data;*
- (e) *at the written direction of the Controller, delete or return Personal Data (and any copies of it) to the Controller on termination of the Agreement unless the Processor is required by Law to retain the Personal Data.*

12.5 *Subject to Clause 12.7, the Processor shall notify the Controller immediately if it:*

- (a) *receives a Data Subject Access Request (or purported Data Subject Access Request);*
- (b) *receives a request to rectify, block or erase any Personal Data;*
- (c) *receives any other request, complaint or communication relating to either Party's obligations under the Data Protection Legislation;*
- (d) *receives any communication from the Information Commissioner or any other regulatory authority in connection with Personal Data processed under this Agreement;*
- (e) *receives a request from any third Party for disclosure of Personal Data where compliance with such request is required or purported to be required by Law; or*
- (f) *becomes aware of a Data Loss Event.*

*12.6 The Processor's obligation to notify under Clause 12.5 shall include the provision of further information to the Controller in phases, as details become available.*

*12.7 Taking into account the nature of the processing, the Processor shall provide the Controller with full assistance in relation to either Party's obligations under Data Protection Legislation and any complaint, communication or request made under Clause 12.5 (and insofar as possible within the timescales reasonably required by the Controller) including by promptly providing:*

- (a) the Controller with full details and copies of the complaint, communication or request;*
- (b) such assistance as is reasonably requested by the Controller to enable the Controller to comply with a Data Subject Access Request within the relevant timescales set out in the Data Protection Legislation;*
- (c) the Controller, at its request, with any Personal Data it holds in relation to a Data Subject;*
- (d) assistance as requested by the Controller following any Data Loss Event;*
- (e) assistance as requested by the Controller with respect to any request from the Information Commissioner's Office, or any consultation by the Controller with the Information Commissioner's Office.*

*12.8 The Processor shall maintain complete and accurate records and information to demonstrate its compliance with this Clause. This requirement does not apply where the Processor employs fewer than 250 staff, unless:*

- (a) the Controller determines that the processing is not occasional;*
- (b) the Controller determines the processing includes special categories of data as referred to in Article 9(1) of the GDPR or Personal Data relating to criminal convictions and offences referred to in Article 10 of the GDPR; and*
- (c) the Controller determines that the processing is likely to result in a risk to the rights and freedoms of Data Subjects.*

*12.9 The Processor shall allow for audits of its Data Processing activity by the Controller or the Controller's designated auditor.*

*12.10 The Parties shall designate a Data Protection Officer if required by the Data Protection Legislation.*

*12.11 Before allowing any Sub-processor to process any Personal Data related to this Agreement, the Processor must:*

- (a) notify the Controller in writing of the intended Sub-processor and processing;*
- (b) obtain the written consent of the Controller;*
- (c) enter into a written agreement with the Sub-processor which give effect to the terms set out in this Clause 12.11 such that they apply to the Sub-processor; and*
- (d) provide the Controller with such information regarding the Sub-processor as the Controller may reasonably require.*



*12.12 The Processor shall remain fully liable for all acts or omissions of any Sub-processor.*

*12.13 The Authority may, at any time on not less than 30 Working Days' notice, revise this Clause by replacing it with any applicable controller to processor standard clauses or similar terms forming part of an applicable certification scheme (which shall apply when incorporated by attachment to this Agreement).*

*12.14 The Parties agree to take account of any guidance issued by the Information Commissioner's Office. The Authority may on not less than 30 Working Days' notice to the Supplier amend this Agreement to ensure that it complies with any guidance issued by the Information Commissioner's Office."*

## **Equal Opportunities, Unlawful Discrimination and Human Rights**

Insert new Section 13 to the JCT Conditions of Contract as follows:

- "13.1 The Contractor shall comply with all applicable equalities, inclusion, and diversity legislation, which shall include any law, statute, bye-law, regulation, order, regulatory policy, guidance or code of practice, rule of court or directives or requirements of any regulatory body, delegated or subordinate legislation or notice of any regulatory body ("the Equalities Provisions") now in force or which may be in force in the future and with the Employer's equality and diversity policies as may be amended from time to time, copies of which will be provided by the Employer to the Contractor at the Contractor's written request.
- 13.2 For the avoidance of doubt, the term "Contractor" in this clause 13 shall include the Contractor's employees, agents, representatives and sub-contractors employed in the execution of the Contract.
- 13.3 The Contractor will provide to the Employer such information as the Employer may reasonably request in respect of the impact of equality issues on the operation of the Contract.
- 13.4 If a complaint is made about the acts or omissions of the Contractor in relation to the Equality Provisions, the Contractor may be the subject of an investigation by the Employer. During the course of such an investigation the Contractor shall make all documents the Employer considers to be relevant to the investigation available and co-operate with the investigation. If any breach of the Employer's duties under the Equalities Provisions is found to have occurred due to the acts or omissions of the Contractor, the Contractor shall indemnify the Employer in respect of any loss, damage and/or compensation, fines and costs (including but not limited to legal costs and expenses) which may be suffered by or imposed on the Employer by any court, tribunal or ombudsman.
- 13.5 If requested to do so by the Employer the Contractor shall co-operate with the Employer at the Contractor's expense in connection with any legal proceedings, ombudsman enquiries, arbitration or Court proceedings in which the Employer may become involved arising from any breach of the Employer's duties under the Equalities Provisions due to the alleged acts or omissions of the Contractor.

- 13.6 The Contractor shall carry out the works in a manner which is consistent with the Human Rights Act 1998 as though (for the avoidance of doubt) it is bound by the Act and in such a way that the Employer shall not be liable to any person for a breach of its duties under the said Act and shall indemnify the Employer against any direct or indirect costs expenses damages compensation liabilities or other claims incurred or suffered by the Employer arising from or in relation to a breach or alleged breach of the said Act.
- 13.7 Failure by the Contractor to comply with the provisions of this clause 13 may lead to the termination of this Contract.”

### **Contractor's Persons**

Insert new Section 14 to the JCT Conditions of Contract as follows:

- “14.1 The Contractor shall comply with all relevant legislation relating to the Contractor's Persons however employed including (but not limited to) the compliance in law of the ability of the Contractor's Persons to work in the United Kingdom.
- 14.2 The Contractor shall employ sufficient persons to ensure that the works are carried out in accordance with the Contract. The Contractor's Persons engaged in and about the provision of the works shall be properly and sufficiently qualified, competent, skilled and experienced and the Contractor shall ensure that such Persons are properly and continuously trained, sufficiently instructed and adequately supervised with regard to the provision of the works generally and in particular:
- (i) the task or tasks such Persons have to perform;
  - (ii) all relevant rules, procedures and statutory requirements concerning health and safety, including the Employer's health and safety policy;
  - (iii) all other statutory requirements in connection with the Contract
- and the Contractor shall indemnify the Employer against all actions, claims, demands, proceedings, damages, costs, charges and expenses whatsoever in respect of any breach by the Contractor of this clause 14.
- 14.3 The Employer shall be entitled to require the Contractor to remove from the performance and carrying out of the works any of the Contractor's Persons whose behaviour is in the opinion of the Employer negligent, (should it become aware) disruptive, disturbing or likely to cause offence to the Employer or its employees and where the Employer has received a valid complaint.
- 14.4 The Employer shall in no circumstances be liable either to the Contractor or to any Persons (including its sub-contractors) removed pursuant to clause 14.3 in respect of any cost, expense, liability, loss or damage occasioned by such removal and the Contractor shall fully indemnify the Employer in respect of any claim or proceedings made or brought against the Employer by such Contractor's Persons.”

## **Safeguarding**

Insert new Section 15 to the JCT Conditions of Contract as follows:

- “15.1 The Contractor shall make arrangements during the provision of any works under this Contract to ensure that the Contractor and the Contractor’s Persons comply, in all respects, with all relevant legislation and Employer policy in relation to the safeguarding of children and vulnerable adults, which may include enhanced disclosure checking of the Contractor’s Persons, undertaken through the Disclosure and Barring Service (“DBS”) and a check against the adults barred list or the children’s barred list as appropriate
- 15.2 The Contractor shall monitor the level and validity of the checks for each of the Contractor’s Persons.
- 15.3 The Contractor warrants that at all times for the purposes of this Contract, it has no reason to believe that any person who is or will be employed or engaged by the Contractor in the provision of the works is barred from the activity in accordance with the provisions of the Safeguarding Vulnerable Groups Act 2006 and any regulations made thereunder, as amended from time to time.”

Insert new Section 16 to the JCT Conditions of Contract as follows:

16. The Contractor irrevocably undertakes to indemnify the Employer against any costs, expenses, damages, liabilities, losses, claims and/or proceedings which the Employer may incur in respect of death or personal injury to any person whomsoever and damage to property arising as a consequence of the performance of the Works. The Parties agree that the contraction of any industrial disease as a result of exposure to dangerous materials during the course of the work within this Contract will be deemed to be covered by this condition.

## **Additional Employer’s Requirements**

Insert new Section 17 to the JCT Conditions of Contract as follows:

- “17.1 In the event of any inconsistencies or any ambiguity between the Articles of Agreement, Conditions and this Schedule of Amendments, the Parties agree that the Schedule of Amendments shall take precedence over the Articles of Agreement and Conditions whilst the Articles of Agreement shall take precedent over the Conditions.
- 17.2 The Contractor shall ensure that it has policies or codes of conduct in relation to:
- equality and diversity policies
  - sustainability
  - information security rules
  - whistleblowing and/or confidential reporting policies.

17.3 The Contractor shall keep and maintain until 6 years after the Contract has been completed, or as long a period as may be agreed between the Parties, full and accurate records of the agreement including:

- (a) the works provided under it;
- (b) all expenditure reimbursed by the Employer;
- (c) all payments made by the Employer.

The Contractor shall on request afford the Employer or the Employer's representatives with such access to those records as may be required in connection with this Contract.

17.4 The Contractor shall co-operate fully with any enquiry or investigation made by the Employer's internal or external auditors, or any other quality or performance inspectors, that in any way concerns this Contract or any sums claimed or charged in relation to this Contract. The Employer may use information given by the Contractor in connection with this Contract to prevent and detect fraud and money-laundering; it may also share this information, for the same purpose, with other organizations that handle public funds. The Contractor shall take all necessary action to prevent money laundering. Where the Employer deems that the Contractor has been involved in money laundering it will take whatever measures appropriate to prevent this and report such action to the relevant authorities. The discovery of fraud and/or money laundering shall be grounds for termination of the Contractor's employment.

17.5 The Contractor shall comply with any Employer policies affecting the Contract and shall if requested provide the Employer with any relevant information required in connection with any legal inquiry, arbitration or court proceedings in which the Employer may become involved or any relevant disciplinary hearing internal to the Employer and shall give evidence in such inquiries or proceedings or hearings arising out of the Contract. The Contractor shall co-operate fully with the Commissioner for Local Administration in England (the Local Government Ombudsman) in any investigation by him of any complaint relating to the Contract and in enquiries by any of the Employer's Committees. From time to time, the Employer may require the Contractor to provide reports to, or be involved in discussions with, elected members. The Contractor shall comply with the Employer's reasonable requirements and shall not be entitled to any additional payment in respect thereof save to the extent such costs are incurred as a result of a default on the part of the Employer.

17.6 The Contractor shall, upon becoming aware of anything in connection with the Contract that is likely to give rise to legal inquiry or litigation, forthwith notify the Contract Administrator, giving such details as are available.

17.7 The Contractor shall deal with any complaints about its performance of the Contract, received from whatever source, in a prompt, courteous and efficient manner. The Contractor shall set up an internal process for dealing with complaints and shall keep a written record of all complaints received and of the action taken in relation to such complaints. The Contractor shall inform the

Contract Administrator in writing of all complaints received and of all steps taken, and shall permit its record of complaints to be inspected by the Contract Administrator (or any other person nominated by him) at all reasonable times on reasonable notice.

- 17.8 The Contractor shall not speak to the press or broadcasting media about any matters connected with the Contract without the prior written consent of the Contract Administrator. If the Contractor intends to advertise its provision of the works to the Employer, it shall obtain approval of the Employer before doing so as to the content of such advertisement.
- 17.9 The Contractor should note that it is of the utmost importance that their employees and sub contract employees carry with them at all times their company's identification card to produce when challenged by the Employer's staff or council residents.
- 17.10 Where under the Contract any sum of money shall be recoverable from or payable by the Contractor, the same may be deducted from any sum item due or which at any time thereafter may become due to the Contractor under the Contract or under any other similar construction contract with the Employer.
- 17.11 The Contractor shall be deemed to have obtained information on all matters affecting the execution of the works. No claim arising from errors or omissions will be considered.
- 17.12 The Contractor shall comply with all Standing Orders of the Employer in so far as they are applicable to the execution of the Works. It is the responsibility of the Contractor to determine the nature and extent of such Standing Orders for lack of knowledge will not constitute grounds for non-compliance. A copy will be available for inspection on request.
- 17.13 The Contractor shall comply with all statutory requirements to be observed and performed in connection with the Contract and shall indemnify the Employer against all actions, claims, demands, proceedings, damages, costs, charges and expenses whatsoever in respect of any breach by the Contractor of this clause.

### **\*Bonds and Guarantees**

Insert new Section 18 to the JCT Conditions of Contract as follows:

- “18.1 At the exclusive discretion of the Employer, when the Contractor is a subsidiary of another company it shall procure that its ultimate holding company (or, at the Employer's complete discretion, such other company within the Contractor's group as the Employer shall require) shall provide a parent company guarantee in favour of the Employer in respect of the Contractor's obligations under the Contract executed as a deed in the form set out in Appendix [1]. The guarantee must be in place before the Contract commences.

- 18.2 At the exclusive discretion of the Employer, where the Contractor does not have a parent company or where the parent company is not approved by the Employer, the Contractor shall enter into a contract guarantee bond, in the form set out in Appendix [2], by which they shall be jointly and severally bound to the Employer in a sum equivalent to [10%]\* of the [total contract value/annual price]\* conditioned for the due fulfilment of the terms and conditions of the Contract. The surety shall be either an insurance company or bank whose registered office is situated in England. The bondsman is to be approved by the Employer. The bond must be in place before the Contract commences.”



## SoR Price Adjustment Summary

SoR Works Element	Contractor's % Adjustment	Budget Portion (%)	Year 1 Budget Portions (£)	Yr 1 Budget with Contractor's Adj	3-year Budget with Contractor's Adj	5-year Budget with Contractor's Adj
Painting & Decorating		50.00%	£ 240,000.00			
Brickwork		3.75%	£ 18,000.00			
Carpentry & Joinery		3.75%	£ 18,000.00			
Cleaning & Clearance		3.75%	£ 18,000.00			
Fencing & Gates		3.75%	£ 18,000.00			
Glazing		3.75%	£ 18,000.00			
Masonry		3.75%	£ 18,000.00			
Plasterwork, Rendering & Screeding		3.75%	£ 18,000.00			
Wall & Floor Tiling		3.75%	£ 18,000.00			
Scaffolding		20.00%	£ 96,000.00			
			Total Score	£335,700.00	£1,042,759.73	£1,793,185.61

Your tender will be evaluated on the estimated programme value for Year 1 based on your adjustments to the SoRs and the budgets for Year 1  
**E.G. if the % adjustment to all SoRs is 0%, you will be evaluated on a cost of £480,000.**

This is for evaluation purposes only and not indicative of the value of work that will be instructed under the contract.

### Indicative budgets for the 5 year programme:

NB: The level of budget will vary as the programme progresses as adjustments will need to be made for the proportion of repairs and maintenance as well as adjustments to complete all of the programme within the five year programme.

**The budgets for each financial year include a 12% Provisional Sum allowance for the CoW qualitative provision.**

**Suppliers are to assume a potential variance to the budgets of 30% plus or minus.**

Year 1 2020/21	Year 2 2021/22	Year 3 2022/23	Year 4 2023/24	Year 5 2024/25	3-year total	5-year total
<b>£480,000</b>	£496,800	£514,188	£522,184	£550,811	<b>£1,490,988</b>	<b>£2,563,983</b>

## Painting & Decorating

Contractor to enter percentage  
(%) adjustment to the SoR  
  
costs (Column L) here:  
Column M will calculate to display  
your charge rate



Document Code	Short Description	UOM	SOR Base Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
435021	GUTTER:CLEAN OUT PRIOR TO DECORATION	LM	£3.99		Gutter:Clean out eaves gutter prior to redecoration including flush out and test and remove waste and debris.
435101	SURFACE:STRIP BACK SURFACES OVER 300MM	SM	£14.16		Surface:Apply paint remover, strip off paint to surfaces or using cyclone stripper, or burn off, or scrape off, wire brush, prepare surfaces over 300mm girth for redecoration.
435103	SURFACE:STRIP BACK SURFACES NE 300MM	LM	£4.75		Surface:Apply paint remover, strip off paint to surfaces or using cyclone stripper, or burn off, or scrape off, wire brush, prepare surfaces ne 300mm girth for redecoration.
435113	SURFACE:STRIP BACK WINDOWS	SM	£24.60		Surfaces:Apply paint remover, strip off paint to general surfaces of windows or using cyclone stripper, or burn off, or scrape off, wire brush, prepare to decorate.
435119	SEALER:APPLY ONE COAT TO WALLS AND CEILINGS	SM	£5.88		Sealer:Prepare and apply one coat of sealer stabilizer to walls or ceilings in accordance with manufacturers technical data sheet.
435121	STAIN BLOCK:APPLY ONE COAT	SM	£7.99		Stain Block:Apply one coat of stain block to plastered ceiling strictly in accordance with the manufacturers technical data sheet.
435301	WALLS:BRUSH AND WASH DOWN	SM	£2.75		Walls:Brush or scrape and wire brush and wash down painted surfaces of walls to remove grime or soot or to remove flaking paint from walls.
436051	SOFFIT:WASH APPLY 2 COATS SMOOTH MASONRY PAINT	SM	£15.35		Soffit:Wash down, fill in cracks and holes, sand smooth and apply two coats of smooth or textured masonry paint to rendered or concrete canopies or soffits.

Document Code	Short Description	UOM	SOR Base Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
436053	SOFFIT:WASH APPLY SEALER 2 COATS MASONRY PAINT	SM	£17.53		Soffit:Wash down, fill in cracks and holes, sand smooth and apply one coat of sealer and two coats of smooth or textured masonry paint to rendered or concrete soffits.
436061	WALLS:WASH APPLY 2 COATS MASONRY PAINT	SM	£10.01		Walls:Wash down, fill in cracks and holes, sand smooth and apply two coats of smooth or textured masonry paint to rendered or concrete surfaces of walls.
436063	WALLS:WASH APPLY SEALER 2 COATS MASONRY PAINT	SM	£11.60		Walls:Wash down, fill in cracks and holes, sand smooth and apply one coat of sealer, two coats of smooth or textured masonry paint to rendered or concrete surfaces of walls.
436071	WALLS:APPLY 2 COATS MASONRY PAINT	SM	£10.01		Walls:Prepare and apply two coats smooth or textured masonry paint to external rendered surfaces of walls.
436072	WALLS:APPLY 2 COATS MASONRY PAINT - BRICK	SM	£11.02		Walls:Prepare and apply two coats smooth or textured masonry paint to brickwork or concrete surfaces of walls.
436073	WALLS:WASH APPLY 2 COATS MASONRY PAINT - RENDER	SM	£12.02		Walls:Wash down, fill in cracks and holes, sand smooth and apply two coats of smooth or textured masonry paint to rendered or concrete surfaces of walls.
436074	WALLS:WASH APPLY 2 COATS MASONRY PAINT - BRICK	SM	£13.02		Walls:Wash down, fill in cracks and holes, sand down and apply two coats of smooth or textured masonry paint to brickwork surfaces of walls.
436081	WALLS:APPLY SEALER 2 COATS MASONRY - RENDER	SM	£11.60		Walls:Prepare and apply one coat of stabilising solution and two coats smooth or textured masonry paint to external rendered surfaces of walls.
436082	WALLS:APPLY SEALER 2 COATS MASONRY - BRICK	SM	£12.60		Walls:Prepare and apply one coat of stabilising solution and two coats smooth or textured masonry paint to brickwork or concrete surfaces of walls.
436083	WALLS:WASH APPLY SEALER 2 COATS MASONRY - RENDER	SM	£14.10		Walls:Wash down, fill in cracks and holes, sand down and apply one coat of stabilising solution and two coats of smooth or textured masonry paint to rendered or concrete walls.

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436084	WALLS:WASH APPLY SEALER 2 COATS MASONRY - BRICK	SM	£15.10		Walls:Wash down, fill in cracks and holes, sand down and apply one coat of stabilising solution and two coats of smooth or textured masonry paint to brickwork surfaces of walls.
436102	WALLS:APPLY 2 COATS EXTERNAL MASONRY W/PROOFER	SM	£10.68		Walls:Brush down and prepare for and apply two coats of external masonry waterproofer to general surfaces of walls.
436104	WALLS:SEALER - 2 COATS EXTERNAL MASONRY W/PROOFER	SM	£15.76		Walls:Brush down and prepare for and apply one coat of sealer and two coats of external masonry waterproofer to general surfaces of walls.
436152	WALLS:BRUSH APPLY WATERPROOFING RENDER	SM	£8.32		Walls:Brush, wash down and apply one coat of bitumen based waterproofing to rendered surfaces of walls.
436154	WALLS:BRUSH APPLY WATERPROOFING BRICK	SM	£9.33		Walls:Brush, wash down and apply one coat of bitumen based waterproofing to surfaces of brick or stone walls.
436201	GARAGE DOOR:PREPARE PRIME PAINT 2 GLOSS	IT	£101.57		Garage Door:Rub down, prepare, apply coat of primer, one undercoat, two coats of gloss paint on external surfaces of up and over metal garage door (one side and edges).
436203	DOOR FRAME:PREPARE PAINT 2 GLOSS NE 300MM	LM	£7.29		Door Frame :Rub down, prepare, apply coat of primer, one undercoat, two coats of gloss paint on external surfaces of metal frames ne 300mm girth.
436205	DOOR:PREPARE PRIME PAINT 2 GLOSS METAL DOOR	IT	£69.56		Door:Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint on any size single metal door (both sides and edges).
436207	DOOR:PREPARE PRIME PAINT 2 GLOSS METAL GLAZED	IT	£83.28		Door:Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint on any size single glazed metal door (both sides and edges).
436209	WINDOW:PREPARE PRIME PAINT 2 GLOSS METAL	SM	£28.32		Window:Rub down, prepare for and apply a coat of primer, one undercoat, and two coats of gloss paint on surface of metal window (one side and edges).
436215	GATES:PREPARE PRIME PAINT GATE AND POSTS	IT	£30.20		Gates:Wire brush, prepare for and apply one coat primer, one undercoat, two coats of gloss paint to both sides of any size type single metal gate including all edges and all surfaces of posts.

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436217	BALUSTRADING:PREPARE PRIME PAINT SURFACES	SM	£28.10		Balustrading:Wire brush, prepare for and apply one coat of primer, one undercoat, two coats of gloss paint on ornamental metal balustrading, railings or gates (measured both sides).
436219	STAIRCASE:PREPARE PRIME PAINT METAL STAIRS	SM	£26.79		Staircase:Wire brush, prepare for and apply one coat of primer, one undercoat, two coats of gloss paint on metal staircase, strings, handrail balustrading (measured both sides).
436221	GUTTER:PREPARE PRIME PAINT EAVES GUTTER	LM	£5.38		Gutter:Wire brush, prepare and apply coat of primer, one undercoat and two coats of gloss paint to outside of eaves gutter including brackets.
436223	PIPEWORK:PREPARE PRIME PAINT NE 300MM	LM	£3.07		Pipework:Wire brush, prepare for and apply coat of primer, one undercoat and two coats of gloss paint to external pipework ne 300mm girth including brackets.
436601	GARAGE DOOR:PREPARE PRIME EXTENDED LIFE PAINT	IT	£95.04		Garage Door:Rub down, prepare, apply coat of primer, two coats of 8 years all weather protection metal gloss finish paint on external surfaces of up and over metal garage door (one side and edges).
436603	DOOR FRAME:PREP PRIME EXTENDED LIFE PAINT NE 300MM	LM	£7.43		Door Frame:Rub down, prepare, apply coat of primer, two coats of 8 years all weather protection metal gloss finish paint on external surfaces of metal frames ne 300mm girth.
436605	DOOR:PREPARE PRIME EXTENDED LIFE PAINT METAL	IT	£94.36		Door:Rub down, prepare for and apply one coat of primer, two coats of 8 years all weather protection metal gloss finish paint on any size single metal door (both sides and edges).
436607	DOOR:PREP PRIME EXTENDED LIFE PAINT METAL GLAZED	IT	£88.48		Door:Rub down, prepare for and apply one coat of primer, two coats of 8 years all weather protection metal gloss finish paint on any size single glazed metal door (both sides and edges).
436609	WINDOW:PREPARE EXTENDED LIFE PAINT METAL	SM	£26.29		Window:Rub down, prepare for and apply a coat of primer, two coats of 8 years all weather protection metal gloss finish paint on surface of metal window (one side and edges).

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436615	GATES:PREP PRIME EXTENDED LIFE PAINT GATE + POSTS	IT	£27.32		Gates:Wire brush, prepare for, and apply one coat primer, two coats of metalshield paint to both sides of any size type single metal gate including all edges and all surfaces of posts.
436617	RAILINGS-ORNAMENTAL:PRIME EXTENDED LIFE PAINT	SM	£25.57		Railings:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on ornamental metal balustrading, railings or gates (measured both sides).
436619	STAIRCASE:PREPARE PRIME EXTENDED LIFE PAINT METAL	SM	£24.59		Staircase:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on metal staircase, strings, handrail balustrading (measured both sides).
436621	GUTTER:PREPARE PRIME EXTENDED LIFE PAINT EAVES	LM	£5.33		Gutter:Wire brush, prepare and apply coat of primer, two coats of 8 years all weather protection metal gloss finish paint to outside of eaves gutter including brackets.
436623	PIPEWORK:PREPARE PRIME EXTENDED LIFE PAINT NE300MM	LM	£3.42		Pipework:Wire brush, prepare for and apply coat of primer, two coats of 8 years all weather protection metal gloss finish paint to external pipework ne 300mm girth including brackets.
436625	RAILINGS-HAIRPIN:PRIME EXTENDED LIFE PAINT	SM	£13.56		Railings, Fencing and Gates - Hairpin:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on hairpin metal balustrading, railings or gates (measured both sides).
436627	RAILINGS-PLAIN OPEN:PRIME EXTENDED LIFE PAINT	SM	£12.06		Railings, Fencing and Gates - Plain Open:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on plain open metal balustrading, railings or gates (measured both sides).
436629	RAILINGS-CLOSE TYPE:PRIME EXTENDED LIFE PAINT	SM	£9.55		Railings, Fencing and Gates - Close Type:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on close type metal balustrading, railings or gates (measured both sides).
436701	GARAGE DOOR:PREPARE 2 COATS EXTENDED LIFE PAINT	IT	£65.85		Door:Rub down, prepare, spot prime and apply two coats of metalshield paint on existing painted external surfaces of up and over metal garage door (one side and edges).

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436703	DOOR FRAMES:PREP 2 CTS EXTENDED LIFE PAINT NE300MM	LM	£6.17		Door Frames:Rub down, prepare, spot prime and apply two coats of 8 years all weather protection metal gloss finish paint on existing painted external surfaces of metal frames ne 300mm girth.
436705	DOOR:PREPARE 2 COATS EXTENDED LIFE PAINT METAL	IT	£59.81		Door:Rub down, prepare, spot prime and apply two coats of extended life paint on existing painted external surfaces of any size single metal door (both sides and edges).
436707	DOOR:PREP 2 COATS EXTENDED LIFE PAINT METAL GLAZED	IT	£38.58		Door:Rub down, prepare, spot prime and apply two coats of extended life paint on existing painted external surfaces of any size single glazed metal door (both sides and edges).
436709	WINDOW:PREPARE 2 COATS EXTENDED LIFE PAINT METAL	IT	£20.57		Window:Rub down, prepare, spot prime and apply two coats of metalshield paint on existing painted external surface of metal window ne 1.5sm overall (one side and edges).
436715	GATES:PREP 2 COATS EXTENDED LIFE PAINT GATE+POSTS	IT	£34.19		Gates:Wire brush, prepare, spot prime and apply two coats of metalshield paint to both sides of existing painted any size/type single metal gate including all edges and all surfaces of posts.
436717	RAILINGS-ORNAMENTAL:2 COATS EXTENDED LIFE PAINT	SM	£22.22		Railings:Wire brush, prepare, spot prime and apply two coats of metalshield paint on existing painted surfaces of ornamental metal balustrading, railings or gates (measured both sides).
436719	STAIRCASE:PREPARE 2 CTS EXTENDED LIFE PAINT METAL	SM	£22.32		Staircase:Wire brush, prepare, spot prime and apply two coats of metalshield paint on existing painted surfaces of metal staircase, strings, handrail balustrading (measured both sides).
436721	GUTTER:PREPARE 2 COATS EXTENDED LIFE PAINT EAVES	LM	£5.97		Gutter:Wire brush, prepare, spot prime and apply two coats of 8 years all weather protection metal gloss finish paint to existing painted surfaces outside of eaves gutter including brackets.
436723	PIPEWORK:PREP 2 COATS EXTENDED LIFE PAINT NE300MM	LM	£4.17		Pipework:Wire brush, prepare, spot prime and apply two coats of metalshield paint to existing painted surfaces of external pipework ne 300mm girth including brackets.
436725	RAILINGS-HAIRPIN:2 COATS EXTENDED LIFE PAINT	SM	£12.71		Railings, Fencing and Gates - Hairpin:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on hairpin metal balustrading, railings or gates (measured both sides).

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436727	RAILINGS-PLAIN OPEN:2 COATS EXTENDED LIFE PAINT	SM	£11.21		Railings, Fencing and Gates - Plain Open:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on plain open metal balustrading, railings or gates (measured both sides).
436729	RAILINGS-CLOSE TYPE:2 COATS EXTENDED LIFE PAINT	SM	£8.71		Railings, Fencing and Gates - Close Type:Wire brush, prepare for and apply one coat of primer, two coats of metalshield paint on close type metal balustrading, railings or gates (measured both sides).
438001	SURFACES:PRIME PAINT GENERAL SURFACES TIMBER	SM	£24.74		Surfaces:Rub down, prepare and apply one coat of primer, one undercoat and two coats of gloss paint on general surfaces of woodwork.
438002	FASCIAS,SOFFITS ETC:PRIME PAINT TIMBER NE 300MM	LM	£9.86		Fascias, Soffits, Bargeboards etc.:Rub down, prepare for and apply one coat primer, one undercoat, two coats of gloss paint on surfaces of fascias, soffits, bargeboards and the like ne 300mm girth.
438003	WINDOW:PREPARE PRIME PAINT TIMBER	SM	£39.70		Window:Rub down, prepare and apply one coat of primer, one undercoat and two coats of gloss paint on surfaces of wooden windows (one side and edges).
438009	FRAME:PREPARE PRIME PAINT TIMBER NE 300MM	LM	£8.60		Frame:Rub down, prepare and apply one coat of primer, one undercoat and two coats of gloss paint on timber frame ne 300mm girth.
438011	DOOR:PREPARE PRIME PAINT TIMBER GLAZED DOOR (O/S)	IT	£31.38		Door:Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint to all surfaces of any size or type of single glazed timber door (one sides and edges).
438013	DOOR:PREPARE PRIME PAINT TIMBER GLAZED DOOR (B/S)	IT	£62.77		Door:Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint to all surfaces of any size or type of single glazed timber door (both sides and edges).
438015	DOOR:PREPARE PRIME PAINT TIMBER DOOR (O/S)	IT	£38.76		Door:Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint to all surfaces of any type or size of single timber door (one sides and edges).



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438017	DOOR:PREPARE PRIME PAINT TIMBER DOOR (B/S)	IT	£77.47		Door:Rub down, prepare for and apply one coat of primer, one undercoat and two coats of gloss paint to all surfaces of any type or size of single timber door (both sides and edges).
438019	FENCING:PREPARE PRIME PAINT TIMBER FENCE NE 300MM	LM	£8.78		Fencing:Rub down, prepare for and apply one coat primer, one undercoat, two coats of gloss paint on surfaces of fencing and posts ne 300mm girth.
438020	FENCING ISOLATED:PREPARE PRIME PAINT NE 300MM	LM	£8.78		Fencing:Rub down, prepare for and apply one coat primer, one undercoat, two coats of gloss paint on isolated surfaces of fencing and posts ne 300mm girth.
438021	GATES:PREPARE PRIME PAINT TIMBER GATES POSTS	SM	£23.38		Gates:Rub down, prepare for and apply one coat primer, one undercoat, two coats of gloss paint on surfaces of gates and posts (measured both sides).
438053	FENCING OPEN TYPE:PREPARE PRIME PAINT TIMBER	SM	£20.88		Fencing:Rub down, prepare for and apply one coat primer, one undercoat, two coats of gloss paint on isolated surfaces of open type fencing and posts (measured overall face one side).
438055	FENCING CLOSE TYPE:PREPARE PRIME PAINT TIMBER	SM	£20.05		Fencing:Rub down, prepare for and apply one coat primer, one undercoat, two coats of gloss paint on isolated surfaces of close type fencing and posts (measured overall face one side).
438112	FASCIAS,SOFFITS ETC:PAINT 2 GLOSS TIMBER NE 300MM	LM	£10.39		Fascias, Soffits, Bargeboards etc.:Rub down, prepare for and apply one undercoat, two coats of gloss paint on existing painted surfaces of fascias, soffits, bargeboards and the like ne 300mm girth.
438119	FENCING ISOLATED:PREPARE 2 GLOSS NE 300MM	LM	£8.33		Fencing:Rub down, prepare for and apply one undercoat, two coats of gloss paint on existing painted surfaces of ranch fencing and posts ne 300mm girth.
438121	GATES:PREPARE 2 GLOSS TIMBER GATES POSTS	SM	£17.75		Gates:Rub down, prepare for and apply one undercoat, two coats of gloss paint on existing painted surfaces of gates and posts (measured both sides).

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438123	FENCING OPEN TYPE:PREPARE 2 GLOSS TIMBER	SM	£15.25		Fencing:Rub down, prepare for and apply one undercoat, two coats of gloss paint on isolated surfaces of open type fencing and posts (measured overall face one side).
438125	FENCING CLOSE TYPE:PREPARE 2 GLOSS TIMBER	SM	£14.69		Fencing:Rub down, prepare, spot prime and apply one undercoat, two coats of gloss paint on isolated surfaces of close type fencing and posts (measured overall face one side).
438126	BALUSTRADING OPEN TYPE:PREPARE 2 GLOSS TIMBER	SM	£20.25		Balustrading:Rub down, prepare for and apply one undercoat, two coats of gloss paint on isolated surfaces of open type balustrading and posts (measured overall face one side).
438128	BALUSTRADING CLOSE TYPE:PREPARE 2 GLOSS TIMBER	SM	£18.61		Balustrading:Rub down, prepare for and apply one undercoat, two coats of gloss paint on isolated surfaces of close type balustrading and posts (measured overall face one side).
438162	FASCIAS,SOFFITS ETC:PAINT 1 GLOSS TIMBER NE 300MM	LM	£7.71		Fascias, Soffits, Bargeboards etc.:Rub down, prepare for and apply one undercoat, two coats of gloss paint on existing painted surfaces of fascias, soffits, bargeboards and the like ne 300mm girth.
438169	FENCING ISOLATED:PREPARE 1 GLOSS NE 300MM	LM	£5.54		Fencing:Rub down, prepare for and apply one undercoat, one coat of gloss paint on existing painted surfaces of ranch fencing and posts ne 300mm girth.
438171	GATES:PREPARE 1 GLOSS TIMBER GATES POSTS	SM	£11.67		Gates:Rub down, prepare for and apply one undercoat, one coat of gloss paint on existing painted surfaces of gates and posts (measured both sides).
438173	FENCING OPEN TYPE:PREPARE 1 GLOSS TIMBER	SM	£10.17		Fencing:Rub down, prepare for and apply one undercoat, one coat of gloss paint on isolated surfaces of open type fencing and posts (measured overall face one side).
438175	FENCING CLOSE TYPE:PREPARE 1 GLOSS TIMBER	SM	£9.81		Fencing:Rub down, prepare, spot prime and apply one undercoat, one coat of gloss paint on isolated surfaces of close type fencing and posts (measured overall face one side).

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438201	SURFACES:PREPARE PRIME 3 COATS DECORATIVE STAIN	SM	£18.97		Surfaces:Rub down, prepare for and apply touch up primer and apply three coats of decorative wood stain on external general surfaces of woodwork.
438202	FASCIAS,SOFFITS ETC:3 COATS DEC STAIN NE 300MM	LM	£9.90		Fascias, Soffits, Bargeboards etc.: Rub down, prepare for and apply touch up primer and apply three coats of decorative wood stain on surfaces of fascias, soffits, bargeboards etc. ne 300mm girth.
438203	WINDOW:PREPARE PRIME 3 COATS DECORATIVE STAIN	SM	£25.28		Window:Rub down, prepare for and apply touch up primer and apply three coats of decorative wood stain on surfaces of timber window (one side and edges).
438209	FRAME:PREPARE 3 COATS DECORATIVE FRAME NE 300MM	LM	£8.16		Frame:Rub down, prepare for, and apply touch up primer and three coats of decorative wood stain to external surfaces timber sub-frame, ne 300mm girth.
438211	DOOR:PREPARE 3 COATS DECORATIVE STAIN (O/S)	IT	£30.78		Door:Rub down, prepare for and apply touch up primer and apply three coats decorative wood stain on external surfaces of any size type of single door (one side and edges).
438213	DOOR:PREPARE 3 COATS DECORATIVE STAIN (B/S)	IT	£54.41		Door:Rub down, prepare for and apply touch up primer and apply three coats decorative wood stain on external surfaces of any size type of single door (both sides and edges).
438215	DOOR:PREPARE 3 COAT DECORATIVE STAIN GLAZED (O/S)	IT	£22.54		Door:Rub down, prepare for and apply touch up primer and apply three coats of decorative wood stain on any size type single glazed timber door (one side and edges).
438217	DOOR:PREPARE 3 COAT DECORATIVE STAIN GLAZED (B/S)	IT	£40.09		Door:Rub down, prepare for and apply touch up primer and three coats of decorative wood stain on any size type single glazed timber door (both sides and edges).
438219	FENCING:PREPARE 3 COATS DECORATIVE STAIN NE 300MM	LM	£9.16		Fencing:Rub down, prepare for and apply touch up primer and three coats of decorative wood stain on surfaces of ranch fencing and posts ne 300mm girth.
438221	GATES:PREPARE 3 COATS DECORATIVE STAIN GATES POSTS	IT	£23.27		Gates:Rub down, prepare and apply three coats of decorative wood stain to both sides of any size type single timber gate including all edges and on general surfaces of posts.

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439201	SURFACES:APPLY 1 COAT OPAQUE PRESERVATIVE	SM	£4.89		Surfaces:Rub down, prepare for and apply one coat of opaque fencing timber preservative on external general surfaces of timber cladding etc.
439203	FENCING OPEN TYPE:APPLY 1 COAT OPAQUE PRESERVATIVE	SM	£3.83		Fencing:Rub down, prepare for and apply one coat of opaque fencing timber preservative on surfaces of timber open type fencing and posts. (measured overall one side).
439205	FENCING CLOSE TYPE:APPLY 1 CT OPAQUE PRESERVATIVE	SM	£4.00		Fencing:Rub down, prepare for and apply one coat of opaque fencing timber preservative on surfaces of timber close type fencing and posts. (measured overall one side).
439207	GATES:APPLY 1 COAT OPAQUE PRESERVATIVE	SM	£4.33		Gates:Rub down, prepare for and apply one coat of opaque fencing timber preservative on surfaces of timber gates and posts (measured both sides).
439211	SURFACES:APPLY 2 COAT OPAQUE PRESERVATIVE	SM	£6.59		Surfaces:Rub down, prepare for and apply two coats of opaque fencing timber preservative on external general surfaces of timber cladding etc.
439213	FENCING OPEN TYPE:APPLY 2 COAT OPAQUE PRESERVATIVE	SM	£5.66		Fencing:Rub down, prepare for and apply two coats of opaque fencing timber preservative on surfaces of timber open type fencing and posts (measured overall one side).
439215	FENCING CLOSE TYPE:APPLY 2 CTS OPAQUE PRESERVATIVE	SM	£5.98		Fencing:Rub down, prepare for and apply two coats of opaque fencing timber preservative on surfaces of timber close type fencing and posts (measured overall one side).
439217	GATES:APPLY 2 COAT OPAQUE PRESERVATIVE	SM	£6.66		Gates:Rub down, prepare for and apply two coats of opaque fencing timber preservative on surfaces of timber gates and posts (measured both sides).
441001	WASH:WASH SURFACES TO ANY ROOM	IT	£24.64		Wash:Wash down ceiling, walls, woodwork and metalwork to any size room.
441003	WASH:WASH SURFACES OF HALL LANDING STAIR	IT	£46.87		Wash:Wash down ceiling, walls, woodwork and metalwork to any size hall, landing and staircase area (classified as a single area).

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441101	ROOM:PREPARATION FOR DECORATION BY OTHERS	IT	£21.06		Room:Preparation for decoration by Customers (Via Decoration Allowances), fill in holes not arising from removal of previous tenants contents, make good around pipes etc., remove plaster splashes etc.
441501	CEILINGS:STRIP POLYSTYRENE TILES	SM	£20.75		Ceilings:Strip polystyrene ceiling tiles and make good surfaces of ceiling and walls and remove waste and debris.
442001	WALLS AND CEILINGS:APPLY MIST 2 COATS EMULSION	SM	£12.29		Walls and Ceilings:Prepare and apply one mist coat and two full coats of emulsion paint to walls or ceilings in patch repairs to match existing including all joints to adjacent surfaces and finishes.
442003	WALLS AND CEILINGS:APPLY 2 COATS EGGSHELL GLOSS	SM	£10.85		Walls and Ceilings:Prepare and apply two coats of eggshell or undercoat and gloss paint to walls or ceilings in patch repairs to match existing including all joints to adjacent surfaces and finishes.
442009	WALLS AND CEILINGS:HANG LINING,WOODCHIP IN REPAIR	SM	£17.21		Walls and Ceilings:Prepare, size and hang lining, woodchip or anaglypta paper, to walls or ceilings in patch repairs to match existing, apply two coats of emulsion paint.
442011	WALLS:HANG WALLPAPER IN REPAIR	SM	£11.27		Walls:Prepare, size and hang approved wallpaper, to walls in patch repairs to match existing including all joints to adjacent finishes and surfaces.
450001	ROOM:REDECORATE UPTO 20SM CEILING AREA	IT	£258.24		Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all painted surfaces of any room ne 20.00sm ceiling area.
450009	HALL STAIRS:REDECORATE 2 STOREY	IT	£651.84		Hall Stairs:Rub down, prepare, apply two coats emulsion to ceilings, walls, one undercoat and gloss on painted surfaces of 2 storey hall, landing and staircase area (single area).
450010	HALL STAIRS:REDECORATE 3 STOREY	IT	£947.39		Hall Stairs:Rub down, prepare, apply two coats emulsion to ceilings and walls, one undercoat and gloss on all other surfaces of staircase area complete (3 storey) (classified as a single area).
450011	HALL:REDECORATE COMPLETE OVER 3SM CEILING AREA	IT	£234.06		Hall:Rub down, prepare, apply two coats of emulsion to ceilings, walls, one undercoat and gloss on painted surfaces of corridor, lobby, hall over 3.00sm ceiling area (single area).

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450017	LOBBY:REDECORATE COMPLETE NE 3SM CEILING AREA	IT	£128.64		Lobby:Rub down, prepare, apply two coats of emulsion to ceilings, walls, one undercoat and gloss on painted surfaces of lobby or hall ne 3.00sm ceiling area (class as single area).
450019	ROOM:REDECORATE 20-25SM CEILING AREA	IT	£328.14		Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of room over 20.00 and ne 25.00sm ceiling area.
450023	ROOM:REDECORATE 25-30SM CEILING AREA	IT	£396.74		Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of room over 15.00 and ne 20.00sm ceiling area.
450027	ROOM:REDECORATE OVER 30SM CEILING AREA	IT	£465.13		Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of room over 30.00sm ceiling area.
450031	CORRIDOR/COMMUNAL AREA:REDECORATE	SM	£18.23		Corridor/Communal Area:Rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on other previously painted surfaces of corridors etc (msd per sm of ceiling area).
450033	WALK IN CUPBOARD:REDECORATE NE 2SM CEILING AREA	IT	£100.81		Walk In Cupboard:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces ne 2.00sm ceiling area complete.
450507	ROOM:WASH REDECORATE UPTO 20SM CEILING AREA	IT	£167.80		Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, wash down only to all other previously painted surfaces of room upto 20.00sm ceiling area.
450509	HALL STAIRS:WASH REDECORATE 2 STOREY	IT	£325.37		Hall Stairs:Rub down, prepare, apply two coats of emulsion to ceilings, walls, washdown only to all other painted surfaces of 2 storey hall, landing and staircase area (classed as a single area).
450510	HALL STAIRS:WASH REDECORATE 3 STOREY	IT	£474.69		Hall Stairs:Rub down, prepare, apply two coats of emulsion to ceilings, walls, washdown only to all other painted surfaces of 3 storey hall, landing and staircase area (classed as a single area).

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450511	HALL:WASH REDECORATE OVER 3SM CEILING AREA	IT	£160.64		Hall:Rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces of lobby, hall or corridor over 3.00sm ceiling area (single area).
450517	LOBBY:WASH REDECORATE NE 3SM CEILING AREA	IT	£59.57		Lobby:Rub down, prepare, apply two coats of emulsion to ceilings and walls, wash down only to all other painted surfaces of lobby or hall ne 3.00sm ceiling area (classified as a single area).
450519	ROOM:WASH REDECORATE 20-25SM CEILING AREA	IT	£219.95		Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, wash down only to all other previously painted surfaces of room over 20.00 and ne 25.00sm ceiling area.
450523	ROOM:WASH REDECORATE 25-30SM CEILING AREA	IT	£271.89		Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, wash down only to all other previously painted surfaces of room over 25.00 and ne 30.00sm ceiling area.
450527	ROOM:WASH REDECORATE OVER 30SM CEILING AREA	IT	£323.59		Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, wash down only to all other previously painted surfaces of room over 30.00sm ceiling area.
450529	CORRIDOR/COMMUNAL AREA:WASH REDECORATE	SM	£12.12		Corridor/Communal Area:Rub down, prepare, apply two coats of emulsion to ceilings and walls, wash down only to all other previously painted surfaces of corridors etc. (msd per sm of ceiling area).
450531	WALK IN CUPBOARD:WASH REDECORATE NE 2SM CEILING	IT	£52.95		Walk In Cupboard:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, wash down only to all other previously painted surfaces ne 2.00sm ceiling area complete.
450607	ROOM:REDECORATE CEILING UPTO 20SM CEILING AREA	IT	£104.41		Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of room ne 20.00sm ceiling area.
450609	HALL STAIRS:REDECORATE CEILINGS 2 STOREY	IT	£153.18		Hall Stairs:Rub down, prepare for and apply two coats of emulsion to ceilings of hall, landing and staircase area complete (2 storey, classified as a single area).
450610	HALL STAIRS:REDECORATE CEILINGS 3 STOREY	IT	£237.76		Hall Stairs:Rub down, prepare for and apply two coats of emulsion to ceilings of hall, landing and staircase area complete (3 storey, classified as a single area).



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450611	HALL:REDECORATE CEILINGS OVER 3SM AREA	IT	£103.04		Hall:Rub down, prepare for and apply two coats of emulsion to ceilings of lobby, hall or corridor over 3.00sm area complete (classified as a single area).
450612	LOBBY:REDECORATE CEILINGS NE 3SM AREA	IT	£25.39		Lobby:Rub down, prepare for and apply two coats of emulsion to ceilings of lobby or hall ne 3.00sm area complete (classified as a single area).
450615	ROOM:REDECORATE CEILING 20-25SM CEILING AREA	IT	£156.58		Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of room over 20.00 and ne 25.00sm ceiling area.
450617	ROOM:REDECORATE CEILING 25-30SM CEILING AREA	IT	£176.40		Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of room over 25.00 and ne 30.00sm ceiling area.
450619	ROOM:REDECORATE CEILING OVER 30SM CEILING AREA	IT	£196.27		Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of room over 30.00sm ceiling area.
450621	CORRIDOR/COMMUNAL ROOMS:REDECORATE CEILING	SM	£6.96		Corridor/Communal Rooms:Rub down, prepare for and apply two coats of emulsion to ceilings only of corridor or open communal areas (measured per square metre of ceiling area).
451007	ROOM:STRIP PAPER UPTO 20SM CEILING AREA	IT	£128.61		Room:Extra for stripping any number of layers of any type of wallpaper or wallcovering from walls ceilings, any extra preparation to receive new decoration for room ne 20.00sm ceiling area.
451009	HALL STAIRS:STRIP PAPER 2 STOREY	IT	£173.67		Hall Stairs:Extra for stripping any number of layers of any type of wallpaper or wallcovering from walls and ceilings to any 2 storey hall, landing, stair, extra preparation (single area).
451010	HALL STAIRS:STRIP PAPER 3 STOREY	IT	£252.40		Hall Stairs:Extra for stripping any number of layers of any type of wallpaper or wallcovering from walls and ceilings to any 3 storey hall, landing, stair, extra preparation (single area).
451011	HALL:STRIP PAPER OVER 3SM CEILING AREA	IT	£49.29		Hall:Extra for stripping any number of layers of any type of wallpaper or coverings from walls and ceilings to lobby, hall, or corridor over 3.00sm ceiling area, extra preparation (single area).



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451012	LOBBY:STRIP PAPER NE 3SM CEILING AREA	IT	£31.25		Lobby:Extra for stripping any number of layers of any type of wallpaper or coverings from walls and ceilings to any lobby or hall ne 3.00sm ceiling area, extra preparation (single area).
451015	ROOM:STRIP PAPER OVER 20SM CEILING AREA	SM	£6.61		Room:Extra for stripping any number of layers of wallpaper etc from walls/ceilings, extra preparation for decoration to room over 20.00sm clg area (msd per sm of clg area in excess of 20.00sm).
451017	CORRIDOR/COMMUNAL ROOMS:STRIP PAPER	SM	£5.61		Corridor/Communal Room:Extra for stripping any number of layers of any type of wallpaper etc., from walls/ceilings of communal areas, extra preparation for new decoration (msd per sm of ceiling area).
451051	ROOM:STRIP WALLPAPER UPTO 20SM CEILING AREA	IT	£120.16		Room:Extra for stripping any number of layers of any type of wallpaper or wall covering from walls only including any extra preparation to receive new decoration for room upto 20.00sm ceiling area.
451052	ROOM:STRIP WALLPAPER OVER 20SM CEILING AREA	SM	£6.61		Room:Extra for stripping any number of layers of wallpaper from walls only, any extra preparation to receive new decoration for room over 20.00 clg area (msd per sme of clg area in excess of 20sm).
451055	HALL STAIRS:STRIP WALLPAPER 2 STOREY	IT	£148.25		Hall Stairs:Extra for stripping any number of layers of any type of wallpaper or wallcovering from walls only to any 2 storey hall, landing, stair, extra preparation (single area).
451057	HALL STAIRS:STRIP WALLPAPER 3 STOREY	IT	£228.27		Hall Stairs:Extra for stripping any number of layers of any type of wallpaper or wallcovering from walls only to any 3 storey hall, landing, stair, extra preparation (single area).
451059	HALL:STRIP WALLPAPER OVER 3SM CEILING AREA	IT	£40.33		Hall:Extra for stripping any number of layers of any type of wallpaper or coverings from walls only to lobby, hall, or corridor over 3.00sm ceiling area, extra preparation (single area).
451061	LOBBY:STRIP WALLPAPER NE 3SM CEILING AREA	IT	£23.33		Lobby:Extra for stripping any number of layers of wallpaper or coverings from walls to lobby or hall ne 3.00sm ceiling area, extra preparation to receive new decoration (classified as a single area).

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451063	CORRIDOR/COMMUNAL ROOMS:STRIP WALLPAPER	SM	£5.61		Corridor/Communal Rooms:Extra for stripping any number of layers of wallpaper or coverings from walls to corridor or open communal areas, any extra preparation (msd per sm of ceiling area).
451107	ROOM:STRIP PAINTED PAPER UPTO 20SM CEILING AREA	IT	£188.69		Room:Extra for stripping any number of layers of any type of painted wallpaper or wallcovering from walls, ceilings, extra preparation for decoration for room ne 20sm ceiling area.
451109	HALL STAIRS:STRIP PAINTED PAPER 2 STOREY	IT	£256.28		Hall Stairs:Extra for stripping any number of layers of painted wallpaper or wallcovering from walls, ceilings to any 2 storey hall, landing and stair, extra preparation (single area).
451110	HALL STAIRS:STRIP PAINTED PAPER 3 STOREY	IT	£372.56		Hall Stairs:Extra for stripping any number of layers of painted wallpaper or wallcovering from walls, ceilings to any 3 storey hall, landing and stair, extra preparation (single area).
451111	HALL:STRIP PAINTED PAPER OVER 3SM CEILING AREA	IT	£71.82		Hall:Extra for stripping any number of layers of painted wallpaper or coverings from walls and ceilings to lobby, hall, or corridor over 3.00sm ceiling area extra preparation (single area).
451112	LOBBY:STRIP PAINTED PAPER NE 3SM CEILING AREA	IT	£46.87		Lobby:Extra for stripping any number of layers of painted wallpaper or coverings from walls and ceilings to lobby or hall ne 3.00sm total ceiling area extra preparation (single area).
451115	ROOM:STRIP PAINTED PAPER OVER 20SM AREA	SM	£9.62		Room:Extra for stripping any number of layers of painted wallpaper etc from walls/ceilings, extra preparation for decoration to room over 20sm clg area (msd per sm of clg area in excess of 20sm).
451117	CORRIDOR/COMMUNAL ROOMS:STRIP PAINTED PAPER	SM	£8.11		Corridor/Communal Rooms:Extra for stripping any number of layers of painted wallpaper of corridor/communal areas, extra preparation, (msd per sm of ceiling area) (to be specifically instructed by CR).
451151	ROOM:STRIP PAINTED WALLPAPER NE 20SM CEILING AREA	IT	£155.76		Room:Extra for stripping any number of layers of any type of painted wallpaper or wallcovering from walls only extra preparation for decoration for room ne 20.00sm ceiling area.

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451153	ROOM:STRIP PAINTED WALLPAPER OVER 20SM AREA	SM	£8.11		Room:Extra for stripping any number of layers of any type of painted wallpaper from walls only extra preparation for decoration to room over 20sm clg area (msd per sm of clg area in excess of 20sm).
451155	HALL STAIRS:STRIP PAINTED WALLPAPER 2 STOREY	IT	£210.83		Hall Stairs:Extra for stripping any number of layers of painted wallpaper or wallcovering from walls only to any 2 storey hall, landing and stair, extra preparation (single area).
451157	HALL STAIRS:STRIP PAINTED WALLPAPER 3 STOREY	IT	£308.37		Hall Stairs:Extra for stripping any number of layers of painted wallpaper or wallcovering from walls only to any 3 storey hall, landing and stair, extra preparation (single area).
451159	HALL:STRIP PAINTED WALLPAPER OVER 3SM CEILING AREA	IT	£57.85		Hall:Extra for stripping any number of layers of painted wallpaper or coverings from walls only to lobby, hall, or corridor over 3.00sm ceiling area extra preparation (single area).
451161	LOBBY:STRIP PAINTED WALLPAPER NE 3SM CEILING AREA	IT	£38.76		Lobby:Extra for stripping any number of layers of painted wallpaper or coverings from walls only to lobby or hall ne 3.00sm total ceiling area extra preparation (single area).
451163	CORRIDOR/COMMUNAL ROOMS:STRIP PAINTED WALLPAPER	SM	£8.11		Corridor/Communal Rooms:Extra for stripping layers of painted wallpaper from walls to corridor or open communal areas, extra preparation, (msd per sm of ceiling area) (only on instruction of CR).
452007	ROOM:PAPER CEILING UPTO 20SM CEILING AREA	IT	£174.64		Room:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings ne 20.00sm ceiling area.
452008	HALL:PAPER CEILINGS OVER 3SM CEILING AREA	IT	£99.53		Hall:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings to any lobby, hall or corridor over 3.00sm ceiling area (classified as a single area).
452009	HALL STAIRS:PAPER CEILING 2 STOREY	IT	£205.80		Hall Stairs:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings to any hall, landing and staircase area (2 storey, classified as a single area).

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452010	HALL STAIRS:PAPER CEILING 3 STOREY	IT	£312.95		Hall Stairs:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings to any hall, landing and staircase area (3 storey, classified as a single area).
452027	ROOM:EGGSHELL GLOSS CEILING UPTO 20SM CEILING AREA	IT	£40.43		Room:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings, ne 20.00sm ceiling area.
452029	HALL STAIRS:EGGSHELL OR GLOSS CEILING 2 STOREY	IT	£41.78		Hall Stairs:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings of any hall, landing and staircase area (2 storey, classified as a single area).
452030	HALL STAIRS:EGGSHELL OR GLOSS CEILING 3 STOREY	IT	£63.97		Hall Stairs:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings of any hall, landing and staircase area (3 storey, classified as a single area).
452031	HALL:EGGSHELL GLOSS CEILING OVER 3SM CEILING AREA	IT	£27.32		Hall:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings of any lobby, hall or corridor over 3.00sm ceiling area (classified as a single area).
452033	LOBBY:PAPER CEILINGS NE 3SM CEILING AREA	IT	£33.05		Lobby:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings to any lobby or hall ne 3.00sm ceiling area (classified as a single area).
452037	LOBBY:EGGSHELL GLOSS CEILING NE 3SM CEILING AREA	IT	£12.34		Lobby:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings of any lobby or hall ne 3.00sm ceiling area (classified as a single area).
452041	ROOM:PAPER CEILING OVER 20SM CEILING AREA	SM	£10.30		Room:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings over 20.00sm ceiling area (measured per square metre of ceiling area in excess of 20.00sm).
452043	CORRIDOR/COMMUNAL ROOMS:PAPER CEILING	SM	£9.30		Corridor/Communal Rooms:Extra for prepare, size and hang lining, woodchip or anaglypta paper to ceilings of corridor or open communal areas (measured per square metre of ceiling area).
452049	ROOM:EGGSHELL GLOSS CEILING OVER 20SM CEILING AREA	SM	£4.52		Room:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings, over 20.00sm ceiling area (measured per square metre of ceiling area in excess of 20.00sm).

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452051	CORRIDOR/COMMUNAL ROOMS:EGGSHELL GLOSS CEILING	SM	£4.52		Corridor/Communal Rooms:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings of corridor or open communal areas (measured per square metre of ceiling area).
453007	ROOM:LINING PAPER WALLS UPTO 20SM CEILING AREA	IT	£174.33		Room:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of room ne 20.00sm ceiling area.
453008	HALL STAIRS:LINING PAPER WALLS 3 STOREY	IT	£496.02		Hall Stairs:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of any size hall, landing and staircase area (3 storey, classified as a single area).
453009	HALL STAIRS:LINING PAPER WALLS 2 STOREY	IT	£330.66		Hall Stairs:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of any size hall, landing and staircase area (2 storey, classified as a single area).
453010	HALL:LINING PAPER WALLS OVER 3SM CEILING AREA	IT	£180.35		Hall:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of any lobby, hall or corridor over 3.00sm ceiling area (classified as a single area).
453017	ROOM:WALLPAPER WALLS UPTO 20SM CEILING AREA	IT	£160.77		Room:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of room ne 20.00sm ceiling area.
453018	HALL STAIRS:WALLPAPER WALLS 3 STOREY	IT	£447.16		Hall Stairs:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of any size hall, landing and staircase area (3 storey, classified as a single area).
453019	HALL STAIRS:WALLPAPER WALLS 2 STOREY	IT	£298.10		Hall Stairs:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of any size hall, landing and staircase area (2 storey, classified as a single area).
453020	HALL:WALLPAPER WALLS OVER 3SM CEILING AREA	IT	£164.07		Hall:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of any lobby, hall or corridor over 3.00sm ceiling area (classified as a single area).
453027	ROOM:EGGSHELL GLOSS WALLS UPTO 20SM CEILING AREA	IT	£94.11		Room:Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of room ne 20.00sm ceiling area.
453029	HALL STAIRS:EGGSHELL OR GLOSS WALLS 2 STOREY	IT	£193.31		Hall Stairs:Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of any size hall, landing and staircase area (2 storey, classified as a single area).

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453030	HALL STAIRS:EGGSHELL OR GLOSS WALLS 3 STOREY	IT	£290.22		Hall Stairs:Extra for prepare and apply two coats of eggshell or undercoat and gloss to walls of any hall, landing and staircase area (3 storey, classified as a single area).
453031	HALL:EGGSHELL OR GLOSS WALLS OVER 3SM CEILING AREA	IT	£96.73		Hall:Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of any lobby, hall or corridor over 3.00sm ceiling area (classified as a single area).
453032	LOBBY:LINING PAPER WALLS NE 3SM CEILING AREA	IT	£52.60		Lobby:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of any lobby or hall ne 3.00sm ceiling area (classified as a single area).
453033	LOBBY:WALLPAPER WALLS NE 3SM CEILING AREA	IT	£60.51		Lobby:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of any lobby or hall ne 3.00sm ceiling area (classified as a single area).
453034	LOBBY:EGGSHELL OR GLOSS WALLS NE 3SM CEILING AREA	IT	£38.69		Lobby:Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of any lobby or hall ne 3.00sm ceiling area (classified as a single area).
453037	ROOM:LINING PAPER WALLS OVER 20SM CEILING AREA	SM	£13.81		Room:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of room over 20.00sm ceiling area (measured per square metre of ceiling area in excess of 20.00sm).
453039	CORRIDOR/COMMUNAL ROOMS:LINING PAPER WALLS	SM	£13.31		Corridor/Communal Rooms:Extra for prepare, size and hang lining, woodchip or anaglypta paper to walls of corridor or open communal areas (measured per square metre of ceiling area).
453041	ROOM:WALLPAPER WALLS OVER 20SM CEILING AREA	SM	£8.70		Room:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of room over 20.00sm ceiling area (measured per square metre of ceiling area in excess of 20.00sm).
453043	CORRIDOR/COMMUNAL ROOMS:WALLPAPER WALLS	SM	£13.71		Corridor/Communal Rooms:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of corridor or open communal areas (measured per square metre of ceiling area).

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453045	ROOM:EGGSHELL GLOSS WALLS OVER 20SM CEILING AREA	SM	£11.03		Room:Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of room over 20.00sm ceiling area (measured per square metre of ceiling area in excess of 20.00sm).
453047	CORRIDOR/COMMUNAL ROOMS:EGGSHELL WALLS	SM	£10.53		Corridor/Communal Rooms:Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of corridor or open communal areas (measured per square metre of ceiling area).
470001	DWELLING:REDECORATE 1 BEDROOM FLAT	IT	£1,030.03		Dwelling:Redecorate complete one bedroom flat or bungalow, rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.
470002	DWELLING:REDECORATE 2 BEDROOM FLAT	IT	£1,239.93		Dwelling:Redecorate complete two bedroom flat or bungalow, rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.
470003	DWELLING:REDECORATE 3 BEDROOM FLAT	IT	£1,449.82		Dwelling:Redecorate complete three bedroom flat or bungalow, rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.
470010	DWELLING:REDECORATE 2 BEDROOM HOUSE	IT	£1,449.26		Dwelling:Redecorate complete two bedroom house or maisonette, rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.
470011	DWELLING:REDECORATE 3 BEDROOM HOUSE	IT	£1,637.77		Dwelling:Redecorate complete three bedroom house or maisonette, rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other painted surfaces.
470012	DWELLING:REDECORATE 4 BEDROOM HOUSE	IT	£1,831.25		Dwelling:Redecorate complete four bedroom house or maisonette, rub down, prepare, apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other painted surfaces.



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470040	DWELLING:REDECORATE BEDSIT NE 20SM CEILING AREA	IT	£549.85		Dwelling:Redecorate all rooms of bedsit ne 20.00sm ceiling area, rub down, prepare, apply two coats of emulsion to ceilings walls, one undercoat and gloss on all other painted surfaces.
470041	DWELLING:REDECORATE BEDSIT 20-30SM CEILING AREA	IT	£649.87		Dwelling:Redecorate all rooms of bedsit 20.00-30.00sm ceiling area, rub down, prepare, apply two coats of emulsion to ceilings, walls, one undercoat and gloss on all other painted surfaces.
470042	DWELLING:REDECORATE BEDSIT OVER 30SM CEILING AREA	IT	£824.75		Dwelling:Redecorate all rooms of bedsit over 30.00sm ceiling area, rub down, prepare, apply two coats of emulsion to ceilings, walls, one undercoat and gloss on all other painted surfaces.
470045	DWELLING:REDECORATE MULTIPLE OCCUPIED 3 BED FLAT	IT	£1,520.30		Dwelling:Redecorate all rooms in three bedroom multiple occupancy flat comprising hall, bedrooms, lobby, communal kitchen, bathroom, toilet, shower room, prepare and apply paint as specified.
470046	DWELLING:REDECORATE MULTIPLE OCCUPIED 4 BED FLAT	IT	£1,730.19		Dwelling:Redecorate all rooms in four bedroom multiple occupancy flat comprising hall, bedrooms, lobby, communal kitchen, bathroom, toilet, shower room prepare and apply paint as specified.
470047	DWELLING:REDECORATE MULTIPLE OCCUPIED 5 BED FLAT	IT	£1,940.07		Dwelling:Redecorate all rooms in five bedroom multiple occupancy flat comprising hall, bedrooms, lobby, communal kitchen, bathroom, toilet, shower room prepare and apply paint as specified.
470088	ROOM:WHOLE REDECORATION ADDITION HT ABOVE 3.0M	SM	£9.32		Room:Additional allowance for working in room with ceiling 3.00m above floor level and painting all walls, ceiling and woodwork (measured floor area).
470501	DWELLING:WASH 2CT REDECORATION 1 BEDROOM FLAT	IT	£676.49		Dwelling:Redecoration and washdown complete one bedroom flat or bungalow, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces.
470502	DWELLING:WASH 2CT REDECORATION 2 BEDROOM FLAT	IT	£817.61		Dwelling:Redecoration and washdown complete two bedroom flat or bungalow, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces.



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470503	DWELLING:WASH 2CT REDECORATION 3 BEDROOM FLAT	IT	£956.21		Dwelling:Redecoration and washdown complete three bedroom flat or bungalow, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces.
470510	DWELLING:WASH 2CT REDECORATION 2 BEDROOM HOUSE	IT	£1,056.73		Dwelling:Redecoration and washdown complete two bedroom house or maisonette, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces.
470511	DWELLING:WASH 2CT REDECORATION 3 BEDROOM HOUSE	IT	£1,226.77		Dwelling:Redecoration and washdown complete three bedroom house or maisonette, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces.
470512	DWELLING:WASH 2CT REDECORATION 4 BEDROOM HOUSE	IT	£1,422.58		Dwelling:Redecoration and washdown complete four bedroom house or maisonette, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down only to all other painted surfaces.
470520	DWELLING:WASH 1CT REDECORATION 1 BEDROOM FLAT	IT	£422.51		Dwelling:Redecoration and washdown complete one bedroom flat or bungalow, rub down, prepare, apply one coat of emulsion to ceilings, walls, wash down only to all other previously painted surfaces.
470521	DWELLING:WASH 1CT REDECORATION 2 BEDROOM FLAT	IT	£507.73		Dwelling:Redecoration and washdown complete two bedroom flat or bungalow, rub down, prepare, apply one coat of emulsion to ceilings, walls, wash down only to all other previously painted surfaces.
470522	DWELLING:WASH 1CT REDECORATION 3 BEDROOM FLAT	IT	£590.46		Dwelling:Redecoration and washdown complete three bedroom flat or bungalow, rub down, prepare, apply one coat of emulsion to ceilings, walls, wash down only to all other previously painted surfaces.

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470530	DWELLING:WASH 1CT REDECORATION 2 BEDROOM HOUSE	IT	£648.25		Dwelling:Redecoration and washdown complete two bedroom house or maisonette, rub down, prepare, apply one coat of emulsion to ceilings, walls, wash down only to all other painted surfaces.
470531	DWELLING:WASH 1CT REDECORATION 3 BEDROOM HOUSE	IT	£744.98		Dwelling:Redecoration and washdown complete three bedroom house or maisonette, rub down, prepare, apply one coat of emulsion to ceilings, walls, wash down only to all other painted surfaces.
470532	DWELLING:WASH 1CT REDECORATION 4 BEDROOM HOUSE	IT	£858.39		Dwelling:Redecoration and washdown complete four bedroom house or maisonette, rub down, prepare, apply one coat of emulsion to ceilings, walls, wash down only to all other painted surfaces.
470540	DWELLING:WASH 2CT REDEC BEDSIT NE 20SM CLG AREA	IT	£358.39		Dwelling:Redecoration and washdown complete all rooms of bedsit ne 20.00sm ceiling area, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down to all other surfaces.
470541	DWELLING:WASH 2CT REDEC BEDSIT 20-30SM CLG AREA	IT	£422.34		Dwelling:Redecoration and washdown complete all rooms of bedsit ne 30.00sm ceiling area, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down to all other surfaces.
470542	DWELLING:WASH 2CT REDEC BEDSIT OVER 30SM CLG AREA	IT	£538.81		Dwelling:Redecoration and washdown complete all rooms of bedsit over 30.00sm ceiling area, rub down, prepare, apply two coats of emulsion to ceilings, walls, wash down to all other surfaces.
470545	DWELLING:WASH 2CT REDEC MULTIPLE OCC 3 BED FLAT	IT	£1,007.86		Dwelling:Redecoration, washdown three bedroom multiple occupancy flat comprising lobby, hall bedrooms, communal kitchen, bathroom, toilet, shower room, wash down, apply paint as specified.
470546	DWELLING:WASH 2CT REDEC MULTIPLE OCC 4 BED FLAT	IT	£1,146.46		Dwelling:Redecoration, washdown four bedroom multiple occupancy flat comprising lobby, hall bedrooms, communal kitchen, bathroom, toilet, shower room, wash down, apply paint as specified.

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470547	DWELLING:WASH 2CT REDEC MULTIPLE OCC 5 BED FLAT	IT	£1,280.07		Dwelling:Redecoration, washdown five bedroom multiple occupancy flat comprising lobby, hall bedrooms, communal kitchen, bathroom, toilet, shower room, wash down, apply paint as specified.
470601	DWELLING:STRIP PRIOR TO REDECORATE 1 BED FLAT	IT	£327.50		Dwelling:Strip all layers of wallpaper, wall and ceiling lining paper prior to redecoration complete to one bed flat or bungalow, all additional preparation, rub down, make good, apply sealing coat.
470602	DWELLING:STRIP PRIOR TO REDECORATE 2 BED FLAT	IT	£483.74		Dwelling:Strip all layers of wallpaper, wall and ceiling lining paper prior to redecoration complete to two bed flat or bungalow, all additional preparation, rub down, make good, apply sealing coat.
470603	DWELLING:STRIP PRIOR TO REDECORATE 3 BED FLAT	IT	£624.96		Dwelling:Strip all layers of wallpaper, wall and ceiling lining paper prior to redecoration complete to 3 bed flat or bungalow, all additional preparation, rub down, make good, apply sealing coat.
470610	DWELLING:STRIP PRIOR TO REDECORATE 2 BED HOUSE	IT	£666.04		Dwelling:Strip all layers of wallpaper, wall and ceiling lining paper prior to redecoration complete to 2 bed house or maisonette, all additional preparation, rub down, make good, apply sealing coat.
470611	DWELLING:STRIP PRIOR TO REDECORATE 3 BED HOUSE	IT	£807.26		Dwelling:Strip all layers of wallpaper, wall and ceiling lining paper prior to redecoration complete to 2 bed house or maisonette, all additional preparation, rub down, make good, apply sealing coat.
470612	DWELLING:STRIP PRIOR TO REDECORATE 4 BED HOUSE	IT	£948.48		Dwelling:Strip all layers of wallpaper, wall and ceiling lining paper prior to redecoration complete to 4 bed house or maisonette, all additional preparation, rub down, make good, apply sealing coat.
470701	HALL STAIRS:REDECORATE 2 STOREY CLASS 'O'	IT	£1,853.06		Hall Stairs:Thoroughly clean, scrape, one coat fire retardant primer, two coats Class 'O' fire retardant matt paint to walls and ceilings, two coats to woodwork to 2 storey staircase areas.
470703	HALL STAIRS:REDECORATE 3 STOREY CLASS 'O'	IT	£2,779.58		Hall Stairs:Thoroughly clean, scrape, one coat fire retardant primer, two coats Class 'O' fire retardant matt paint to walls and ceilings, two coats to woodwork to 3 storey staircase areas.

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470705	HALL:REDECORATE COMPLETE OVER 3SM CLASS 'O'	IT	£1,016.66		Hall:Thoroughly clean, scrape, one coat fire retardant primer, two coats Class 'O' fire retardant matt paint to walls and ceilings, two coat to all other surfaces to lobby over 3.00sm.
470707	LOBBY:REDECORATE COMPLETE NE 3SM CLASS 'O'	IT	£345.41		Hall:Thoroughly clean, scrape, one coat fire retardant primer, two coats Class 'O' fire retardant matt paint to walls and ceilings, two coat to all other surfaces to lobby ne 3.00sm ceiling area.
470751	WALLS:APPLY 2 COATS CLASS 'O' PAINT	SM	£21.84		Walls:Thoroughly clean down, scrape loose coatings, prime bare areas with one coat of fire retardant primer and apply two coats of Class 'O' fire retardant matt paint.
470753	CEILINGS:APPLY 2 COATS CLASS 'O' PAINT	SM	£22.85		Ceilings:Thoroughly clean down all common area ceiling surfaces, scrape and remove all loose material, prime one coat of fire retardant primer, apply two coats of Class 'O' fire retardant matt paint.
470801	FLAME RETARDANT COATING:APPLY 2 CT SURFACES	SM	£16.73		Flame Retardant Coating:Prepare and apply one undercoat and one finishing coat of clear flame retardant surface coating to general surfaces of woodwork.
470803	FLAME RETARDANT COATING:APPLY 2 CT SURFACE NE300MM	LM	£12.08		Flame Retardant Coating:Prepare and apply one undercoat and one finishing coat of clear flame retardant surface coating to general surfaces of woodwork ne 300mm girth.
470851	FLAME RETARDANT COATING:APPLY 3 CT SURFACES	SM	£25.33		Flame Retardant Coating:Prepare and apply two undercoats and one finishing coat of clear flame retardant surface coating to general surfaces of woodwork.
470853	FLAME RETARDANT COATING:APPLY 3 CT SURFACE NE300MM	LM	£18.62		Flame Retardant Coating:Prepare and apply two undercoats and one finishing coat of clear flame retardant surface coating to general surfaces of woodwork ne 300mm girth.

## Brickwork

Contractor to enter percentage  
(%) adjustment to the SoR  
  
costs (Column L) here:  
Column M will calculate to display  
your charge rate



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
101101	WALL:DEMOLISH EXTERNAL 1/2B WALL	SM	£27.79		Wall:Take down external half brick wall and remove spoil.
101103	WALL:DEMOLISH EXTERNAL 1B WALL	SM	£48.43		Wall:Take down external one brick wall and remove spoil.
101105	WALL:DEMOLISH EXTERNAL 1-1/2B WALL	SM	£77.58		Wall:Take down external one and a half brick wall and remove spoil.
101107	WALL:DEMOLISH EXTERNAL CAVITY WALL	SM	£45.70		Wall:Take down external cavity wall and remove spoil.
101109	WALL:DEMOLISH EXTERNAL BLOCKWORK NE 100MM	SM	£20.41		Wall:Take down ne 100mm thick external block wall and remove spoil.
101111	WALL:DEMOLISH EXTERNAL BLOCKWORK NE 225MM	SM	£38.42		Wall:Take down exceeding 100mm and ne 225mm thick external block wall and remove spoil.
101121	WALL:DEMOLISH PLASTERED 1/2B WALL	SM	£41.81		Wall:Take down half brick or 100mm blockwork non-load bearing wall, remove spoil, including associated doors, frames, skirtings, plaster etc., make good the existing structure and finishes.
101123	WALL:DEMOLISH PLASTERED 1B WALL	SM	£67.14		Wall:Take down one brick or over 100mm, ne 225mm blockwork non-load bearing wall, remove spoil, including associated doors, frames, plaster etc., make good the existing structure and finishes.
101301	WALL:BUILD 1/2B WALL IN COMMONS	SM	£102.90		Wall:Supply and lay new common bricks in half brick wall bedded and pointed in cement lime mortar (1:1:6).
101303	WALL:BUILD 1B WALL IN COMMONS	SM	£184.82		Wall:Supply and lay new common bricks in one brick wall bedded and pointed in cement lime mortar (1:1:6).

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101305	WALL:BUILD 1-1/2B WALL IN COMMONS	SM	£266.61		Wall:Supply and lay new common bricks in one and a half brick wall in cement lime mortar (1:1:6).
101307	WALL:BUILD CAVITY WALL IN COMMONS	SM	£196.78		Wall:Supply and lay new common bricks in cavity wall to match existing, bedded and pointed in cement lime mortar (1:1:6) including form cavity with 5 No. wall ties per square metre.
101308	WALL:BUILD INSULATED CAVITY WALL IN COMMONS	SM	£207.94		Wall:Supply and lay new common bricks in cavity wall to match existing, bedded and pointed in cement lime mortar (1:1:6) including form cavity with 5 No. wall ties per square metre, insulation batts.
101309	WALL:BUILD 1/2B WALL IN FACINGS	SM	£150.61		Wall:Supply and lay new facing bricks in half brick wall bedded and pointed in cement lime mortar (1:1:6) as the work proceeds.
101311	WALL:BUILD 1B WALL IN FACINGS	SM	£277.74		Wall:Supply and lay new facing bricks in one brick wall bedded and pointed in cement lime mortar (1:1:6) as the work proceeds.
101313	WALL:BUILD CAVITY WALL IN FACINGS	SM	£282.19		Wall:Supply and lay new facing bricks in cavity wall to match existing, bedded and pointed in mortar (1:1:6) as the work proceeds including form cavity with 5 No. wall ties per square metre.
101317	WALL:BUILD NE 100MM BLOCK WALL	SM	£50.98		Wall:Supply and lay new 75 or 100mm thick blockwork in walls, bedded and pointed in cement lime mortar (1:1:6).
101319	WALL:BUILD 225MM BLOCK WALL	SM	£96.99		Wall:Supply and lay new 225mm thick blockwork in walls, bedded and pointed in cement lime mortar (1:1:6).
101501	WALL:REBUILD 1/2B WALL IN COMMONS	SM	£117.92		Wall:Demolish as necessary, clean off and clear away, rebuild half brick wall in common bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.
101503	WALL:REBUILD 1B WALL IN COMMONS	SM	£212.36		Wall:Demolish as necessary, clean off and clear away, rebuild one brick wall in common bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.
101505	WALL:REBUILD 1/2B WALL IN FACINGS	SM	£168.14		Wall:Demolish as necessary, clean off and clear away, rebuild half brick wall in facing bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.

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101507	WALL:REBUILD 1B WALL IN FACINGS	SM	£302.77		Wall:Demolish as necessary, clean off and clear away, rebuild one brick wall in facing bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.
101511	WALL:REBUILD NE 100MM BLOCK WALL	SM	£58.49		Wall:Demolish as necessary, clean off and clear away, rebuild 100mm blockwork in cement lime mortar (1:1:6) bed and point to match existing and remove waste and debris.
101513	WALL:REBUILD 225MM BLOCK WALL	SM	£104.50		Wall:Demolish as necessary, clean off and clear away, rebuild 225mm blockwork in cement lime mortar (1:1:6) bed and point to match existing and remove waste and debris.
101515	FIREWALL:REBUILD 1B WALL IN COMMONS	SM	£247.41		Firewall:Demolish as necessary, clean off, clear away and rebuild one brick firewall in roof space, in common bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove spoil.
101517	CHIMNEY BREAST:REBUILD IN ROOF SPACE	SM	£247.41		Chimney Breast:Demolish as necessary, clean off, rebuild chimney breast in roof space, in common bricks, bed and point in mortar (1:1:6) to match existing, make good, remove waste and debris.
101701	PIER:REBUILD 1B WIDE ATTACHED IN COMMONS	LM	£42.69		Pier:Demolish as necessary, clean off, clear away, rebuild attached pier in commons, one brick wide x half brick projection, bedded, pointed in mortar (1:1:6) to match existing and remove spoil.
101703	PIER:REBUILD 1B ISOLATED IN COMMONS	LM	£122.79		Pier:Demolish as necessary, clean off, clear away, rebuild one brick isolated pier in commons with brick on edge coping, bedded, pointed in mortar (1:1:6) to match existing, building in gudgeons etc.
101705	PIER:REBUILD 1-1/2B WIDE ATTACHED IN COMMONS	LM	£71.92		Pier:Demolish as necessary, clean off, clear away, rebuild attached pier in commons, one and a half brick wide, half brick projection, bed, point in mortar (1:1:6) to match existing and remove spoil.
101707	PIER:REBUILD 1-1/2B ISOLATED IN COMMONS	LM	£175.51		Pier:Demolish as necessary, clean off, clear away, rebuild one and a half brick isolated pier in common bricks with boe coping, bedded, pointed in mortar (1:1:6) to match, build in gudgeons etc.

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101709	PIER:REBUILD 1B WIDE ATTACHED IN FACINGS	LM	£63.08		Pier:Demolish as necessary, clean off, clear away, rebuild attached pier in facings, one brick wide x half brick projection, bedded, pointed in mortar (1:1:6) to match existing and remove spoil.
101711	PIER:REBUILD 1B ISOLATED IN FACINGS	LM	£145.69		Pier:Demolish as necessary, clean off, clear away, rebuild one brick isolated pier in facings with boe coping, bedded, pointed in mortar (1:1:6) to match existing, building in gudgeons etc.
101713	PIER:REBUILD 1-1/2B WIDE ATTACHED IN FACINGS	LM	£101.50		Pier:Demolish as necessary, clean off, clear away, rebuild attached pier in facings, one and a half brick wide, half brick projection, bed, point in mortar (1:1:6) to match existing, remove spoil.
101715	PIER:REBUILD 1-1/2B ISOLATED IN FACINGS	LM	£221.68		Pier:Demolish as necessary, clean off, clear away, rebuild one and a half brick isolated pier in facings with boe coping, bedded, pointed in mortar (1:1:6) to match, building in gudgeons etc.
101901	WALL:REPAIR FRACTURE	LM	£76.82		Fracture:Remove any applied finish, cut out bricks as necessary to either side of fracture, one face only, stitch in new bricks, bed and point to match existing in mortar (1:1:6), make good finishes.
101903	WALL:REPAIR SMALL PATCH IN COMMONS	IT	£33.39		Wall:Cut out bricks from face of wall, clean and clear away, lay upto 15 No. new common bricks in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.
101905	WALL:REPAIR LARGE PATCH IN COMMONS	IT	£175.51		Wall:Cut out bricks from face of wall, clean and clear away, lay over 15 No. new common bricks up to 2sm in area in mortar (1:1:6), bond, bed and point to match existing and remove spoil.
101907	WALL:REPAIR SMALL PATCH IN FACINGS	IT	£40.68		Wall:Cut out bricks from face of wall, clean and clear away, lay up to 15 No. new facing bricks in cement lime mortar (1:1:6), bond, bed and point to match existing and remove spoil.
101909	WALL:REPAIR LARGE PATCH IN FACINGS	IT	£246.52		Wall:Cut out bricks from face of wall, clean and clear away, lay over 15 No. new facing bricks up to 2sm in area in mortar (1:1:6), bond, bed and point to match existing and remove spoil.



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101911	WALL:RENEW INDIVIDUAL 100MM BLOCK	NO	£8.90		Wall:Cut out old 100mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (first block).
101913	WALL:RENEW SUBSEQUENT 100MM BLOCKS	NO	£6.40		Wall:Cut out old 100mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (subsequent blocks).
101915	WALL:RENEW INDIVIDUAL 225MM BLOCK	NO	£16.42		Wall:Cut out old 225mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (first block).
101917	WALL:RENEW SUBSEQUENT 225MM BLOCKS	NO	£13.91		Wall:Cut out old 225mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris (subsequent blocks).
102103	WALL:RAKE OUT AND REPOINT BRICKWORK	SM	£31.45		Wall:Rake out existing joints of brickwork minimum 12mm deep and repoint brickwork in mortar to match existing and remove waste and debris.
102105	WALL:RAKE OUT AND REPOINT JOINT OF BRICKWORK	LM	£4.15		Wall:Rake out existing mortar joint as necessary min 12mm and repoint in mortar to match existing in joints to cills, sides of door/window frames or concrete cladding joints etc and remove spoil.
102107	WALL:RAKE OUT AND REPOINT EXPANSION JOINT	LM	£9.57		Wall:Rake out existing pointing to expansion joint minimum 18mm deep and repoint in mastic to match existing and remove waste and debris.
102301	TELL TALE:BED IN GLASS TELL TALE	NO	£15.62		Tell Tale:Hack out cement joint in brickwork and supply and bed in glass tell tale in cement mortar (1:3).
102503	WALL:CLEAR CAVITY AREAS NE 1.0SM	IT	£80.99		Wall:Cut out bricks in areas ne 1sm for access into cavity, clear blockage, make good insulation, remove spoil, clean and replace bricks and bed and point in mortar (1:1:6) to match existing.

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102505	WALL:CLEAR CAVITY AREA DEFECTIVE INSULATION NE 1SM	IT	£88.50		Wall:Cut out bricks in areas ne 1sm for access into cavity, clear blockage, remove defective insulation, remove spoil, clean and replace bricks and bed and point in mortar (1:1:6) to match existing.
102719	HOLE:MAKE GOOD HOLE ANY DIAMETER	NO	£8.23		Hole:Make good any diameter hole after removal or around any diameter existing pipe passing through brick/block wall, including make good finishes.
102721	HOLE:HOLE FOR CAVITY INSPECTION	NO	£4.49		Hole:Drill hole through half brick skin of cavity wall for purpose of boroscope inspection of cavity, remove waste and debris, and make good on completion (inspection undertaken by others).
102723	HOLE:CAVITY WALL INSPECTION 1	NO	£83.00		Hole:Drill hole through half brick skin for boroscope inspection, photograph, report, make good (claim for each individual boroscope report) (single inspection at property or on block).
102725	HOLE:CAVITY WALL INSPECTION 2-5	NO	£137.67		Hole:Drill holes through half brick skin for boroscope inspection, photograph, report, make good (claim for each individual boroscope report) (2 to 5 inspections at property or on block).
102727	HOLE:CAVITY WALL INSPECTION 6-10	NO	£276.06		Hole:Drill holes through half brick skin for boroscope inspection, photograph, report, make good (claim for each individual boroscope report) (6 to 10 inspections at property or on block).
102729	HOLE:CAVITY WALL INSPECTION 11+	NO	£448.10		Hole:Drill holes through half brick skin for boroscope inspection, photograph, report, make good (claim for each individual boroscope report) (over 11 inspections at property or on block).
102731	OPENING:FORM IN 1/2B INTERNAL WALL FOR DOOR	IT	£216.62		Opening:Cut or form opening for internal doorway in plastered half brick wall, insert lintol, quoin up jambs, make good all works disturbed including decorations, temporary propping and remove spoil.
102733	OPENING:FORM IN 1B INTERNAL WALL FOR DOOR	IT	£287.94		Opening:Cut or form opening for internal doorway in plastered one brick wall, insert lintol, quoin up jambs, make good all works disturbed including decorations, temporary propping and remove spoil.

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102740	OPENING:CONVERT OR EXTEND DOOR IN 100MM BLOCK	IT	£133.18		Opening:Remove existing door frame, cut or form opening for window over 1.00sm in 100mm blockworkl, steel lintol, dpc, quoin up jambs, form arch, cill, to match, make good, propping, remove spoil.
102741	OPENING:BUILD UP INTERNAL IN 100MM BLOCKS	IT	£211.96		Opening:Build up internal door opening in 100mm blockwork bedded, pointed in mortar to match existing, prepare opening, cut, tooth, bond jambs to receive blockwork, make good, remove spoil.
102743	OPENING:BUILD UP INTERNAL IN COMMONS 1/2B THICK	IT	£314.90		Opening:Build up internal door opening in half brick commons, bedded, pointed in mortar to match existing, prepare opening, cut, tooth, bond jambs to receive brickwork, make good, remove spoil.
102745	OPENING:BUILD UP INTERNAL IN COMMONS 1B THICK	IT	£493.37		Opening:Build up internal door opening in one brick commons, bedded, pointed in mortar to match existing, prepare opening, cut, tooth, bond jambs to receive brickwork, make good, remove spoil.
102751	OPENING:FORM DOOR IN EXTERNAL WALL	SM	£228.64		Opening:Cut or form opening for door over 1.00sm in cavity wall, insert steel lintol, dpc, quoin up jambs, form arch and step, to match existing, make good, propping, temporary supports, remove spoil.
102753	OPENING:FORM WINDOW IN EXTERNAL WALL	SM	£274.55		Opening:Cut or form opening for window over 1.00sm in cavity wall, insert steel lintol, dpc, quoin up jambs, form arch and cill, to match existing, make good, temporary propping, remove spoil.
102761	OPENING:ENLARGE EXISTING WINDOW	SM	£234.97		Opening:Cut out and reform opening for window over 1.00sm in cavity wall, insert steel lintol, dpc, quoin up jambs, form arch and cill, to match, make good, propping, temporary supports, remove spoil.
102763	OPENING:ADAPT EXTERNAL DOOR TO WINDOW	IT	£244.25		Opening:Remove existing door frame, adapt opening for window over 1.00sm in cavity wall, steel lintol, dpc, quoin up jambs, form arch, cill, to match, make good, propping, remove spoil.
102765	OPENING:CONVERT OR EXTEND DOOR INTO WINDOW	SM	£291.61		Opening:Remove existing door frame, cut or form opening for window over 1.00sm in cavity wall, steel lintol, dpc, quoin up jambs, form arch, cill, to match, make good, propping, remove spoil.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
102771	OPENING:BUILD UP EXTERNAL IN COMMONS	SM	£198.30		Opening:Build up existing opening for door or window, in commons and blockwork skins in mortar, cut, tooth, bond, external 2 coats render, plaster internal, dpc, ties, make good and remove spoil.
102773	OPENING:BUILD UP EXTERNAL IN FACINGS	SM	£229.08		Opening:Build up existing opening for door or window, in facings and blockwork skins in mortar, point to match existing, cut, tooth, bond, plaster internal, dpc, ties, make good and remove spoil.
102901	LINTEL:RENEW PCC LINTEL 100X150	LM	£119.08		Lintel:Cut out and renew with 100x150mm pcc lintel with 2 No. 16mm bars, bed ends in mortar (1:1:6), cut and pin renew dpc, make good brickwork, plasterwork, sealant fillets, remove waste and debris.
102905	LINTEL:RENEW WITH CATNIC NE 2.5M LONG	NO	£259.18		Lintel:Cut out existing and renew with steel Catnic type lintel ne 2.50m long, fit cavity tray dpc, make good brickwork/blockwork, plasterwork, sealant fillets and remove waste and debris.
102907	ARCH:RENEW BRICK ON EDGE	LM	£82.21		Arch:Renew brick on edge arch in facings, bed and point in mortar to match existing, temporary supports, make good/rebuild as necessary, renew sealant fillets and remove spoil.
102911	ARCH:RENEW BRICK ON END	LM	£87.21		Arch:Renew brick on end arch in facings, bed and point in mortar to match existing, temporary supports, make good/rebuild as necessary, renew sealant fillets and remove spoil.
103101	CILL:RENEW SINGLE QUARRY TILE	NO	£13.54		Cill:Renew any quarry tile to cill, bed in mortar and point to match existing including clean off and all cutting and all making good and remove waste and debris.
103103	CILL:RENEW WITH 2 COURSE QUARRY TILES	LM	£56.02		Cill:Renew any cill with quarry tile cill two courses high bedded in cement mortar including carefully cutting out existing cill, insert new dpc, make good and remove spoil.
103105	CILL:MAKE GOOD DAMAGED CONCRETE CILL	NO	£63.53		Cill:Hack off defective area of concrete cill, clean, treat any exposed reinforcement, insert new 6mm reinforcing bars, apply bonding agent, reform cill to existing profiles, formwork, make good.

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103107	CILL:RENEW PCC CILL	LM	£69.63		Cill:Cut out existing cill and renew with pcc cill, bedded in cement lime mortar (1:1:6), renew dpc and make good brickwork, plasterwork, sealant and or cement fillets and remove spoil.
103109	CILL:REBED INDIVIDUAL BRICK TO CILL	NO	£4.65		Cill:Rebed individual brick to any type of brick cill including take off, clean and rebed and point in mortar to match existing and make good to all finishes and fillets and remove waste and debris.
103111	CILL:REBED BRICK ON EDGE CILL	LM	£33.39		Cill:Rebed brick on edge cill to one brick wall including take off, clean and rebed and point in mortar to match existing and make good to all finishes and fillets and remove waste and debris.
103113	CILL:RENEW BRICK ON EDGE CILL	LM	£58.41		Cill:Renew brick on edge cill to one brick wall, new dpc, facings to match existing, bed and point in mortar (1:1:6), make good all brickwork, plasterwork, cement fillets, remove waste and debris.
103115	CILL:REBED BRICK ON END CILL	LM	£30.89		Cill:Rebed brick on end soldier course to half brick wall including take off, clean and rebed and point in mortar to match existing, make good to all finishes and fillets and remove waste and debris.
103117	CILL:RENEW BRICK ON END CILL	LM	£55.91		Cill:Renew brick on end soldier course to half brick wall, new dpc, facings to match existing bed, point in mortar (1:1:6), make good fillets brickwork, plasterwork, remove waste and debris.
103119	THRESHOLD:RENEW WITH PCC	NO	£79.93		Threshold:Break out existing and renew with pcc threshold size ne 80x140mm with water bar, finished fair on exposed faces bedded and jointed in cement lime mortar (1:1:6) and remove spoil.
103121	THRESHOLD:RENEW WITH INSITU CONCRETE	NO	£86.98		Threshold:Break out existing and renew with insitu concrete (1:2:4), threshold ne 80x140mm with water bar, formwork and finished fair on exposed faces, make good all work disturbed, remove spoil.
103301	COPING:RENEW ISOLATED BRICK ON EDGE	NO	£5.89		Coping:Renew isolated brick in brick on edge coping, clean and prepare wall and brick and bed and point new brick in cement lime mortar (1:1:6) all to match existing and remove waste and debris.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
103302	COPING:RENEW BRICK ON EDGE	LM	£41.69		Coping:Take off existing brick coping to one brick wall, clean off, stack for re-use, provide additional bricks, bed and point brick on edge coping in mortar (1:1:6), remove waste and debris.
103303	COPING:REBED BRICK ON EDGE COPING	LM	£33.39		Coping:Take off brick coping to one brick wall, clean mortar from bricks and top of wall, clear away rubble, rebed bricks in cement lime mortar (1:1:6), point to match existing and remove spoil.
103305	COPING:LAY NEW BRICK ON EDGE COPING	LM	£42.45		Coping:Supply and lay facing bricks in brick on edge coping to one brick wall in cement lime mortar (1:1:6) and point as the work proceeds.
103306	COPING:LAY NEW BRICK ON END COPING	LM	£44.68		Coping:Supply and lay facing bricks in brick on end coping to half brick wall in cement lime mortar (1:1:6) and point as the work proceeds.
103307	COPING:REBED PCC COPING	LM	£9.43		Coping:Take off precast coping ne 300mm wide, clean mortar from top of wall and coping, bed and point in cement lime mortar (1:1:6) with bonding agent and remove waste and debris.
103311	COPING:LAY NEW PCC COPING	LM	£22.46		Coping:Supply and lay new precast concrete coping ne 300mm wide in section to match existing, bedded and pointed in cement lime mortar (1:1:6) with bonding agent.
103312	COPING:RENEW PCC COPING TO MATCH	LM	£23.96		Coping:Take off pcc coping ne 300mm wide, clean top of wall, supply and lay new pcc coping to match existing, bed and point in mortar (1:1:6) with bonding agent, remove waste and debris.
103315	COPING:RENEW TILE CREASING	LM	£13.21		Coping:Renew any single tile creasing to wall in conjunction with coping renewal including clean off, lay, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.
103317	COPING:RENEW 2 ROW TILE CREASING	LM	£28.93		Coping:Renew any double tile creasing to wall in conjunction with coping renewal including clean off, lay, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.

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110001	DPC:INSTALL NEW CAVITY TRAY DPC	LM	£57.62		DPC:Cut out three courses of brickwork to external skin, chase internal skin, lay polypropylene base cavity tray, relay brickwork in mortar (1:1:6) and treat with waterproof solution and remove debris
110003	DPC:INSTALL PROPRIETARY CAVITY TRAY DPC	LM	£88.85		DPC:Cut out external skin of brick/block/stone/ reconstructed stone wall, chase internal skin, build in proprietary cavity tray, relay wall in mortar (1:1:6), point to match, remove debris.
110005	WALL 11.5CM:INSERT DPC EXTERNAL	LM	£44.58		Wall 11.5cm:Cut out brickwork externally, supply and insert new polypropylene base dpc, relay and make good brickwork in mortar (1:3) and make good all finishes and remove waste and debris.
110007	WALL 11.5CM:INSERT DPC INTERNAL	LM	£45.69		Wall 11.5cm:Cut out brickwork internally, supply and insert new polypropylene base dpc, relay and make good brickwork in mortar (1:3) and make good all finishes and remove waste and debris.
114001	WALL OR CEILING:APPLY ANTI-FUNGICIDE	SM	£2.85		Wall or Ceiling:Brush down and apply anti-fungicide solution to walls and or ceilings and wash off traces of fungus and remove waste and debris.
115001	AIRBRICK:RENEW WITH PVC	NO	£19.62		Airbrick:Cut out existing airbrick and renew with 225x150mm PVC ventilator, bed and point in cement lime mortar (1:1:6) and make good any finishes and remove waste and debris.
115003	AIRBRICK:INSTALL NEW PVC VENT	NO	£71.43		Airbrick:Cut or form opening in wall and insert 225x150mm PVC ventilator, bed, point in mortar (1:1:6), insert cavity lining and internal vent with flyscreen, make good finishes, remove spoil.
115005	AIRBRICK:RENEW CLAY OR CONCRETE VENT	NO	£23.77		Airbrick:Cut out existing airbrick and renew with 225x150mm clay/concrete ventilator, bed and point in cement lime mortar (1:1:6) and make good any finishes and remove waste and debris.
115007	AIRBRICK:INSTALL NEW CLAY OR CONCRETE VENT	NO	£75.59		Airbrick:Cut or form opening in wall and insert 225x150mm clay/concrete ventilator, bed, point in mortar (1:1:6), insert cavity lining, internal vent with flyscreen, make good, remove spoil.
115009	AIRBRICK:REBED LOOSE VENT	NO	£12.66		Vent:Take out loose ventilator or airbrick and rebed and point in cement lime mortar (1:1:6) to match existing.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
115010	AIR BRICK OR VENT:BRICK UP OPENING	NO	£15.83		Airbrick or Vent:Cut out existing airbrick or vent and infill opening with faced brickwork to match existing or with common brickwork with rendered finished, make good, and remove waste and debris.
115011	VENTILATOR:RENEW PVC OR ALUMINIUM	NO	£13.34		Ventilator:Supply and fix 225x150mm Hit and Miss PVC or aluminium ventilator grille fixed to any background including remove any existing ventilator, make good to all finishes, remove spoil.
115012	VENT:INSTALL PROPRIETARY VENT KIT	NO	£99.81		Vent:Supply and install approx. 125mm diameter proprietary ventilator kit complete including core drill openings through external/internal cavity walls, install vent kit, make good, remove spoil.
115014	VENT:INSTALL TUMBLE VENT KIT	NO	£75.26		Vent:Supply and install approx. 100mm diameter tumble drier vent kit complete including 3 metre length of 100mm flexible pvc ducting, cut openings in walls, install kit, make good, remove spoil.
120001	CHIMNEY:REBUILD 4 COURSE 1 FLUE	IT	£201.57		Chimney:Take down and rebuild 4 courses to single flue stack, clean/store bricks, rebuild, renew any defective bricks, refix/renew pot, liner, pcc capping, flashings, dpc, make good, remove spoil.
120003	CHIMNEY:REBUILD 1 COURSE 1 FLUE	IT	£31.44		Chimney:Extra to take down and rebuild single flue stack for each additional course taken down and rebuilt.
120005	CHIMNEY:REBUILD 4 COURSE 2 FLUE	IT	£366.18		Chimney:Take down and rebuild 4 courses to two flue stack, clean/store bricks, rebuild, renew any defective bricks, refix/renew pots, liners, pcc capping, flashings, dpc, make good, remove spoil.
120007	CHIMNEY:REBUILD 1 COURSE 2 FLUE	IT	£62.26		Chimney:Extra to take down and rebuild two flue stack for each additional course taken down and rebuilt.
120009	CHIMNEY:REBUILD 4 COURSE 4 FLUE	IT	£610.13		Chimney:Take down and rebuild 4 courses to four flue stack, clean/store bricks, rebuild, renew any defective bricks, refix/renew pots, liners, pcc capping, flashings, dpc, make good, remove spoil.
120011	CHIMNEY:REBUILD 1 COURSE 4 FLUE	IT	£105.27		Chimney:Extra to take down and rebuild four flue stack for each additional course taken down and rebuilt.



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120013	CHIMNEY:REBUILD 4 COURSE 6 FLUE	IT	£943.44		Chimney:Take down and rebuild 4 courses to six flue stack, clean/store bricks, rebuild, renew any defective bricks, refix/renew pots, liners, pcc capping, flashings, dpc, make good, remove spoil.
120015	CHIMNEY:REBUILD 1 COURSE 6 FLUE	IT	£142.68		Chimney:Extra to take down and rebuild six flue stack for each additional course taken down and rebuilt.
120017	CHIMNEY:REBUILD 4 COURSE 8 FLUE	IT	£1,249.02		Chimney:Take down and rebuild 4 courses to eight flue stack, clean/store bricks, rebuild, renew any defective bricks, refix/renew pots, liners, pcc capping, flashings, dpc, make good, remove spoil.
120019	CHIMNEY:REBUILD 1 COURSE 8 FLUE	IT	£178.49		Chimney:Extra to take down and rebuild eight flue stack for each additional course taken down and rebuilt.
120021	CHIMNEY:DEMOLISH STACK AND MAKE GOOD ROOF	IT	£540.02		Chimney:Demolish chimney stack complete down to below roof level, cap flues with pcc slab, cut into flues, insert 225x225mm airbricks, extend roof covering to match existing, remove waste and debris.
120023	CHIMNEY:SEAL FLUE	IT	£126.67		Chimney:Remove pot and seal flue opening to chimney stack with slates bedded in mortar (1:1:6) cut out and insert air vent in chimney breast, make good all works disturbed and remove spoil.
120025	CHIMNEY:RENEW FACING BRICKS NE 6NO	NO	£9.36		Chimney:Renew facing brick to chimney stack ne 6 No. cut out defective brick, lay new facing brick bedded and pointed in mortar to match existing, make good and remove waste and debris (per brick).
120027	CHIMNEY:RENEW BRICKS NE 0.50SM	NO	£172.55		Chimney:Renew facing bricks in chimney stack in area ne 0.50sm, cut out defective bricks, lay new facing bricks bedded and pointed in mortar to match existing and remove waste and debris.
120029	CHIMNEY:RAKE OUT AND REPOINT STACK	SM	£56.24		Chimney:Rake out joints to brickwork to chimney stack, minimum 12mm, and repoint in cement lime mortar (1:1:6) to match existing make good all works disturbed and remove waste and debris.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
120031	CHIMNEY:RENEW TWO COAT RENDER TO STACK	SM	£82.92		Chimney:Renew any thickness of render to chimney, hack off, rake out, prepare and apply 18mm thick two coats cement and sand render trowelled smooth including all labours, and remove waste and debris.
125001	CHIMNEY:BALL FLUE AND CLEAR OBSTRUCTION	IT	£41.55		Chimney:Ball chimney flue, clear obstruction and clean up including all associated work and remove waste and debris.
125003	CHIMNEY:BALL FLUE REMOVE COWL	IT	£59.91		Chimney:Remove cowl, ball chimney flue, clear obstructions and clean up, refix cowl, including all associated works and remove waste and debris.
125005	CHIMNEY:CLEAR BLOCKED FLUE IN ROOF	IT	£193.47		Chimney:Clear blockage from flue in roof area, cut into flue, remove blockage, rebuild and make good flue and stack, and remove waste and debris.
125007	CHIMNEY:CLEAR BLOCK FLUE IN BREAST	IT	£220.58		Chimney:Clear blockage from flue in chimney breast cut hole in breast and flue, remove blockage, make good to flue, breast and wall finishes, and remove waste and debris.
125010	CHIMNEY:SWEEP FLUE - REGISTERED	IT	£95.79		Chimney:Sweep flue, including protect carpets, furniture etc., remove waste and debris, work to be undertaken by a registered chimney sweep.
125011	CHIMNEY:SMOKE TEST AND REPORT	IT	£26.91		Chimney:Smoke test flue including all associated work and written report to Client's Representative.
125013	FLUE:CCTV SURVEY	IT	£157.00		Flue:Undertake CCTV survey of chimney flue to identify fault or post repairs, remove, refix fire or fire surround, access equipment, report and video/CD to CR (rate includes for travelling time).
130003	CHIMNEY:RENEW POT NE 900MM HIGH	NO	£133.56		Chimney:Renew existing pot with any new pot ne 900mm high including clean off, alter existing opening to suit, bed and flaunch in cement mortar (1:3), make good and remove waste and debris.
130007	CHIMNEY:RENEW MARCONE NE 990MM	NO	£242.43		Chimney:Renew existing pot with Marccone Flue terminal ne 990mm high including clean off, alter existing opening to suit, bed and flaunch in cement mortar (1:3), make good and remove waste and debris.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
130009	CHIMNEY:REBED POT	NO	£37.16		Chimney:Remove and refix existing pot including clean off pot and flaunching, prepare and rebed in mortar (1:3) and make good flaunching and remove waste and debris.
130011	CHIMNEY:INSTALL COLT COWL	NO	£106.15		Chimney:Supply and fix new Colt type cowl to chimney pot.
130013	CHIMNEY:INSTALL AEROCOWL TO POT	NO	£128.93		Chimney:Supply and fix new 175x150mm diameter Aerocowl to chimney pot.
130015	CHIMNEY:450MM VENTED CAP TO POT	NO	£38.53		Chimney:Supply and fix new terra cotta vented cap 450mm high to chimney pot.
130017	CHIMNEY:RENEW GC GAS TERMINAL	NO	£94.51		Chimney:Supply and fix GC gas terminal including remove old terminal, clean off bed, alter opening to suit and bed and flaunch terminal in mortar (1:3), make good and remove waste and debris.
130019	CHIMNEY:RENEW GALVANISED WIRE BIRDCAGE	NO	£46.68		Chimney:Renew heavy galvanised wire birdcage to any size chimney pot including removal of old cage, make good and remove waste and debris.
135001	METER CUPBOARD:PROPRIETARY RENEW OR SUPPLY NEW	NO	£73.76		Meter Cupboard:Renew or fix new approved meter cupboard size 400x560x215mm complete with locking device and all other ironmongery and plug and screw to walls and make good and remove waste and debris.
135002	METER CUPBOARD:PM RENEW OR SUPPLY NEW	NO	£127.87		Meter Cupboard:Renew or supply and fix 12mm hw lipped plywood and softwood framing meter/consumer unit size ne 1.20mm long x ne 1.00 mm high with door, lock etc., decorate, make good, remove debris.
135003	METER CUPBOARD:RENEW PROPRIETARY DOOR	NO	£52.46		Meter Cupboard:Take off existing, and renew any type of proprietary meter cupboard door complete with lock and hinges to external meter cupboard and remove waste and debris.
135004	METER CUPBOARD:RENEW PM TIMBER DOOR	NO	£65.92		Meter Cupboard:Take off existing door to purpose made internal meter/consumer unit cupboard, renew with 12mm hw lipped plywood door complete, ease, adjust, decorate, make good, remove waste and debris

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
135005	METER CUPBOARD:RENEW METAL DOOR AND FRAME	NO	£36.58		Meter Cupboard:Take off existing door and frame to external meter/consumer unit cupboard, renew with proprietary metal door and frame complete, decorate, make good, remove waste and debris.
140001	FIREPLACE:RENEW COMPLETE	NO	£673.50		Firplace:Take out fire surround and hearth complete, build in new firebase, fireback and throat unit, new tiled fireplace surround and tiled hearth, make good, and remove spoil.
140002	FIRE:RENEW COMPLETE	NO	£633.36		Fire:Take out fire surround and hearth complete, clear recess, rebuild with back base, firebase, fireback and lintel, build in new fireplace surround and hearth, make good, clear away debris.
140003	FIRE:RENEW SURROUND	NO	£234.77		Fire:Take out fire surround and build in new tiled fireplace surround, make good to existing finishes all finishings and remove waste and debris.
140005	FIRE:RENEW SURROUND AND HEARTH	NO	£404.38		Fire:Remove existing and renew tiled fireplace surround and hearth size ne 1200x900x100mm with opening size 510x575mm complete with shelf, bedded in mortar (1:1:6) make good, remove spoil.
140007	FIRE:RENEW HEARTH COMPLETE	NO	£197.60		Fire:Take out tiled hearth, clear away, prepare for, supply and build in tiled hearth bedded in cement mortar, make good to existing finishes finishings, and remove waste and debris.
140008	FIRE:ADAPT FOR GAS	NO	£187.10		Fire:Remove fireplace surround/hearth, fire, backboiler, blank off, modify opening to gas regulation standard to suit fire/bbu (installed by others) make good, clear away debris.
140009	FIRE:REMOVE FIRE AND SEAL OPENING	IT	£146.04		Fire:Take out fire, surround and hearth, seal opening with brickwork or blockwork, plaster vent, render and set wall, make good floor and skirting, and seal chimney cap and remove spoil.
140010	FIRE:REMOVE REFIX FOR BACKBOILER RENEWAL	NO	£197.98		Fire:Remove existing fireplace surround, and firebricks, in conjunction with backboiler renewal, (msd sep) set aside, later refix including make good, clear away debris.

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140011	FIRE:RENEW LINTEL TO OPEN FIRE	IT	£47.81		Fire:Take out lintel and clear away, prepare for, supply and fix new bevelled concrete fireplace lintel and point with fire cement and remove waste and debris.
140013	FIRE:REPOINT TILES WITH FIRE CEMENT	IT	£9.14		Fire:Clean out and repoint joints of fireclay tiles with fire cement and remove waste and debris.
140014	FIRE:RENEW FIRECHEEK	IT	£40.84		Fire:Take out and renew single fire-cheek including any cutting out and rebuilding of brickwork and point with fire cement, clean off and remove waste and debris.
140015	FIRE:RENEW FIRECHEEKS	IT	£71.72		Fire:Take out and renew pair of fire-cheeks including any cutting out and rebuilding of brickwork and point with fire cement and remove waste and debris.
140017	FIRE:RENEW FIRECHEEKS AND ASH PIT	IT	£97.70		Fire:Take out and renew pair of fire-cheeks and ash pit including any cutting out and rebuilding of brickwork and point with fire cement and remove waste and debris.
140019	FIRE:CLEAN AND RESET DAMPER	NO	£7.87		Fire:Clean throating and reset damper plate to open fireplace.
140021	FIRE:RENEW STANDARD SIZE CANOPY	NO	£41.50		Fire:Take off and renew standard size canopy to any fire and make good finishings and seal joints and remove waste and debris.
140023	FIRE:RENEW ALL NIGHT BURNER GRATE	IT	£60.60		Fire:Take out and renew standard all night burner grate and remove waste and debris.
140025	FIRE:RENEW OR REFIX SINGLE GLAZED TILE	NO	£7.11		Fire:Hack off tile, prepare and renew or refix individual glazed tile to surround or hearth to match existing, fixed with adhesive, grout in, clean off and remove waste and debris.
140027	FIRE:RENEW GLAZED TILES	SM	£191.94		Fire:Hack off tiles, prepare and renew glazed tiles to surround or hearth to match existing, fixed with an approved adhesive, grout in, clean off and remove waste and debris.
140028	FIRE:OVERHAUL DEFECTIVE SOLID FUEL APPLIANCE	NO	£58.74		Fire:Take out, clean, reset and resecure all night burner bedded in fireproof cement, clean throating and reset damper to open fireplace, check operation of fire and remove spoil.
140029	FIRE:RENEW FIRE BASKET	NO	£39.02		Fire:Take out and renew fire basket to open fire and remove waste and debris.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
140031	FIRE:RENEW FIRE FRET	NO	£31.71		Fire:Take out and renew fire fret to open fire and remove waste and debris.
140032	FIRE:RENEW FIRE BASE	NO	£162.55		Fire:Take out and renew fire base to open fire, bed and point in fire cement and clear away debris to approved tip.
140033	FIRE:SUPPLY SET OF TOOLS	NO	£56.29		Fire:Supply and place in position operating tools for all night burner.
140035	FIRE:RENEW BOTTOM GRATE	NO	£79.64		Fire:Take out and renew bottom grate to all night burner and remove waste and debris.
140036	FIRE:RENEW BOTTOM BARS	NO	£53.53		Fire:Take out and renew any bottom bars to all night burner set and remove waste and debris.
140037	FIRE:REFIX ALL NIGHT BURNER	NO	£33.47		Fire:Take out, clean, reset and resecure all night burner bedded in fireproof cement and remove waste and debris.
140038	FIRE:RENEW FIRE BRICKS	IT	£48.46		Fire:Renew firebricks to any type of fire, cut out existing and bed new firebricks in cement mortar and point with fire cement and remove waste and debris.
140039	FIRE:RENEW GLASS	IT	£56.94		Fire:Take out and renew glass strip to door of closed room heater, clean out rebates, remove waste and debris and make good.
140041	FIRE:RENEW GLASS SET	IT	£69.53		Fire:Take out and renew set of glass strips to door of closed room heater, clean out rebates, remove waste and debris and make good.
140043	FIRE:REFLAUNCH FLUE	IT	£25.79		Fire:Clean out mortar from throat of flue and remove waste and debris, and relaunch with fire cement mortar.
140045	FIRE:REPAIR CRACKS TO FIREBRICK	IT	£16.65		Fire:Rake out cracks in firebrick back, point in flush with fire cement mortar.
140047	FIRE:REBED TILED HEARTH	IT	£31.95		Fire:Take up existing tiled hearth, clean off old bed and rebed in cement mortar (1:3).
140049	FIRE:REFIX FIRE SURROUND	IT	£48.68		Fire:Take off existing tiled fire surround and refix to wall by plugging and screwing, make good plasterwork disturbed.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
140050	FIRE:REMOVE FIRE AND BACKBOILER	IT	£252.94		Fire:Remove fire surround, hearth and burning appliance, drain down, remove back boiler unit, pipework, sweep flue, seal opening, vent, render and set, make good, pepper pot to chimney.
140051	FIRE:RENEW FIREBACK	IT	£128.38		Fire:Remove existing defective fireback and fix new fireback, ease and clean damper and remove waste and debris.
140053	FIRE:RENEW ADJUSTABLE THROAT UNIT	IT	£153.58		Fire:Remove existing and fix new adjustable throat restrictor unit and remove waste and debris.
140055	FIRE:RENEW ASBESTOS TYPE ROPE	IT	£26.47		Fire:Remove defective asbestos type rope to any type of joint, refix new asbestos type rope, wedge and point in and remove waste and debris.
140057	FIRE:REFIX ASBESTOS TYPE ROPE	IT	£15.36		Fire:Wedge and point existing asbestos type rope to any joint.
145001	COOKER:REMOVE SOLID FUEL COOKER COMPLETE	IT	£427.80		Cooker:Drain down system, disconnect solid fuel cooker, boiler and flue and remove, build up recess, build in pcc throating block and pcc lintel, make good works disturbed and remove spoil.
146001	SURFACES:REPAIR CRACKS, CONCRETE NE 5MM	SM	£73.27		Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled concrete surfaces of concrete with epoxy mortar over 300mm wide, repair ne 5mm deep, remove waste and debris.
146003	LINTELS:REPAIR CRACKS, CONCRETE NE 5MM	LM	£16.52		Lintels:Prepare, clean off all debris, fill in or resurface cracks or spalled surfaces of concrete lintels with epoxy mortar, ne 300mm girth, repair ne 5mm deep, remove waste and debris.
146005	CILLS:REPAIR CRACKS, CONCRETE NE 5MM	LM	£16.52		Cills:Prepare, clean off all dust etc., fill in or resurface cracks or spalled surfaces with epoxy mortar to concrete cills, ne 300mm girth, repair ne 5mm deep, remove waste and debris.
146007	CONCRETE SURFACES:REPAIR CRACKS, SPALLS NE 10MM	SM	£137.61		Concrete Surfaces:Prepare, clean off, fill in or resurface cracks or spalled surfaces of concrete over 300mm wide, repair over 5 and ne 10mm deep with epoxy mortar and remove waste and debris.
146008	CONCRETE LINTELS:REPAIR CRACKS, SPALLS NE 10MM	LM	£30.19		Concrete Lintels:Prepare, clean off, fill in or resurface cracks or spalled surfaces of concrete lintel ne 300mm girth, repair over 5 ne 10mm deep with epoxy mortar, remove waste and debris.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
146009	CONCRETE CILLS:REPAIR CRACKS, SPALLS NE 10MM	LM	£30.19		Concrete Cills:Prepare, clean off, fill in or resurface cracks or spalled surfaces of concrete cill, ne 300mm girth, repair over 5 ne 10mm deep with epoxy mortar, remove waste and debris.
146011	SURFACES:REPAIR CRACKS, CONCRETE NE 15MM	SM	£206.26		Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled concrete surfaces of concrete with epoxy mortar over 300mm wide, repair over 10 ne 15mm deep, remove debris.
146013	LINTELS:REPAIR CRACKS, CONCRETE NE 15MM	LM	£44.68		Lintels:Prepare, clean off all debris, fill in or resurface cracks or spalled surfaces of concrete lintels with epoxy mortar, ne 300mm girth, repair over 10 and ne 15mm deep, remove waste and debris.
146015	CILLS:REPAIR CRACKS, CONCRETE NE 15MM	LM	£44.68		Cills:Prepare, clean off all dust etc., fill in or resurface cracks or spalled surfaces with epoxy mortar to concrete cills, ne 300mm girth, repair over 10 and ne 15mm deep, remove waste and debris.
198001	CLIENT INSPECTION:BRICKWORK AND STRUCTURE	IT	£15.02		Client Inspection:Undertake client inspection, testing etc in connection with brickwork or structure, report to Client Representative (any repairs required to be ordered must be instructed by CR).
395201	METER CUPBOARD:RENEW DOOR HINGE	NO	£8.24		Meter Cupboard:Renew hinge to door of any plastic gas or electric meter cupboard.
395203	METER CUPBOARD:RENEW 3 PORT LOCK	NO	£20.99		Meter Cupboard:Renew any three port key type lock to plastic door of gas or electric meter cupboard.
708001	FIRE:RENEW ALL NIGHT BURNER	NO	£160.30		Fire:Renew with BCC approved all night burner, seal joints with asbestos free rope and fire cement complete, bedded in fireproof cement and remove waste and debris.



## Carpentry & Joinery

Contractor to enter percentage  
(%) adjustment to the SoR

costs (Column L) here:  
Column M will calculate to display  
your charge rate



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
301103	JOIST:RENEW NE 100MM DEEP TO FLOOR	LM	£14.69		Joist:Renew softwood floor joist ne 100mm deep to match existing, clear away existing, fix with all packings, cleats, hangers, noggins, solid strutting etc., cut out and make good brickwork.
301105	JOIST:RENEW SECTION NE 225MM DEEP TO FLOOR	IT	£39.41		Joist:Renew section with treated sawn softwood floor joist ne 225mm deep to match existing, ne 1.00m long bolted to existing joists, all hangers,packings, cleats, preservative to cut ends, make good.
301107	JOIST:RENEW NE 225MM DEEP TO FLOOR	LM	£26.71		Joist:Renew softwood floor joist ne 225mm deep to match existing, clear away existing, fix with all packings, cleats, hangers, noggins, solid strutting etc., cut out and make good brickwork.
301109	JOIST:LEVEL JOIST WITH PACKINGS	NO	£38.76		Joist:Level joist by inserting packings including take up, refix floorboards, make good any finishes remove, refix any furniture, carpets (msd per joist) (not to be claimed with joist renewal).
301122	FLOOR:STRIP OUT FLOOR AND SLEEPERS	SM	£23.68		Floor:Strip out defective timber floor complete with any redundant service installation attached or passing through floor, demolish sleeper walls down to sub-floor level, make good, remove spoil.
301123	FLOOR:RENEW GROUND FLOOR COMPLETE	SM	£177.40		Floor:Strip out existing floor and sleeper walls, remove void debris, build sleeper walls, softwood floor with 22mm floorboards, ne 50x125mm joists, ne 50x100mm wall plates, dpc, remove spoil.
301125	FLOOR:RENEW SOFTWOOD FLOOR COMPLETE	SM	£101.44		Floor:Renew softwood floor comprising 22mm floor boards, ne 50x125mm joists, ne 50x100mm wall plates, dpc, galvanised joist hangers, cut in and primed, remove spoil.

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301127	FLOOR:RENEW SOFTWOOD UPPER FLOOR COMPLETE	SM	£107.40		Floor:Renew softwood upper floor comprising 22mm floorboards, ne 50x175mm joists, and ne 50x100mm wall plates, dpc, 25x50mm strutting, galvanised joist hangers, cut in and primed, remove spoil.
301129	FLOOR:CONSTRUCT SOFTWOOD FLOOR	SM	£83.92		Floor:Construct softwood floor comprising 22mm floorboards, ne 50x125mm joists and ne 50x100mm wall plates, dpc, galvanised joist hangers, cut and primed in, remove spoil.
301131	FLOOR:CONSTRUCT SOFTWOOD UPPER FLOOR	SM	£89.88		Floor:Construct softwood upper floor comprising 22mm floor boards, ne 50x175mm joists and ne 50x100mm wall plates, dpc, 25x50mm strutting, trimming openings, joists hangers, remove spoil.
301301	PARTITION:ERECT TIMBER STUD AND PLASTERBOARD BF	SM	£87.98		Partition:Erect or renew stud partition comprising ne 50x100mm members fixed to walls, pack out, scribe, 12.5mm taper edged plasterboard scrim jointed and all labours to both faces.
301303	PARTITION:ERECT TIMBER STUD PLASTERBOARD SKIM BF	SM	£97.27		Partition:Erect or renew stud partition comprising ne 50x100mm members fixed to walls, pack out and scribe, 12.5mm butt jointed plasterboard and 3mm plaster skim coat and all labours to both faces.
301305	PARTITION:INSTALL INSULATION INFILL NE 100MM	SM	£4.47		Partition:Supply and install insulation infill ne 100mm thick to stud partition.
301307	PARTITION:INSTALL SOUND INFILL 75M	SM	£13.72		Partition:Supply and install sound insulation infill 75mm thick to stud partition.
301311	PARTITION:ERECT METAL STUD AND PLASTERBOARD BF	SM	£51.71		Partition:Supply and erect or renew proprietary metal stud partition, sole, head plate, noggins, studs, 12.5mm taper edged plasterboard scrim jointed, all labours to both faces, remove waste/debris
301313	PARTITION:METAL STUD PLASTERBOARD SKIM BF	SM	£61.08		Partition:Erect or renew proprietary metal stud system fixed to walls, 12.5mm plasterboard and 3mm plaster skim coat and all labours to both faces.

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301315	PARTITION:FILL IN OPENING IN TIMBER STUDDING	SM	£98.50		Partition:Fill in existing opening in stud partition with ne 50x100mm members fixed to walls, pack out, scribe, 12.5mm taper edged plasterboard scrim jointed, labours, skirting to both faces.
301317	PARTITION:FORM OPENING IN TIMBER STUDDING	IT	£127.68		Partition:Cut or form opening in plastered stud partition, frame up opening with 50x100mm members fixed to walls, make good plasterboard, 3mm skim coat, extend flooring make good, remove spoil.
301319	PARTITION:EXTEND OPENING IN TIMBER STUDDING	IT	£56.33		Partition:Take out existing door lining, cut, form extended opening ne 1.00sm in existing stud partition plastered both sides, additional stud members, make good, remove waste and debris.
301321	PARTITION:DEMOLISH	SM	£19.29		Partition:Demolish existing softwood framed, plasterboard or other sheet finishing to both sides partition, disconnect electrical works, disconnect sanitary fittings etc, make good, remove debris.
301501	PLATE:RENEW 75X100MM WALL PLATE	LM	£12.27		Plate:Renew pressure impregnated sawn softwood wall plate ne 75x100mm, bedded in cement mortar (1:3) and apply preservative to cut ends and remove waste and debris.
301503	PLATE:RENEW 75X100MM WALL PLATE AND DPC	LM	£14.11		Plate:Renew pressure impregnated sawn softwood wall plate ne 75x100mm, bedded in cement mortar (1:3, apply preservative to cut ends, polypropylene dpc 138mm girth, remove waste and debris.
301701	RAFTER:RENEW NE 175MM RAFTER JOIST OR TRUSS MEMBER	LM	£14.82		Rafter:Renew rafter/roof joist, ne 175mm deep to match existing in roof space, cut to length, apply preservative to cut ends, cut out, make good brickwork, bolted to existing roof timbers.
301702	RAFTER:RENEW NE 250MM RAFTER JOIST OR TRUSS MEMBER	LM	£21.26		Rafter:Renew rafter/roof joist, ne 250mm deep to match existing in roof space, cut to length, apply preservative to cut ends, cut out, make good brickwork, bolted to existing roof timbers.
301703	COLLAR/STRUT:RENEW NE 175MM THICK	LM	£19.83		Collar/Strut:Renew collar or strut, ne 175mm thick in roof space, cut to length, apply preservative to cut ends, cut out make good brickwork, bolted to existing roof timbers.

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301901	HANGER:RENEW GALVANISED JOIST HANGER	NO	£8.27		Hanger:Renew galvanised joist hanger, cut out, bed in mortar and make good brickwork, renew in conjunction with joist repairs.
301903	HANGER:CUT OUT AND INSERT JOIST HANGER	IT	£12.27		Hanger:Cut out and insert galvanised steel joist hanger to correct floor alignment, bed in mortar, pin, make good brickwork, renew in conjunction with floor or joist repairs.
303001	FASCIA:RENEW IN SOFTWOOD NE 300MM	LM	£55.66		Fascia/Barge:Renew fascia or barge with treated softwood, ne 300mm wide, fixed to roof timbers, remove, refix rainwater goods and any cabling, adjust roof tiles and felt, decorate.
303003	FASCIA:RENEW IN WBP PLYWOOD NE 300MM	LM	£59.90		Fascia/Barge:Renew fascia or barge with WPB plywood, ne 300mm wide, fixed to roof timbers, remove, refix rainwater goods and any cabling, adjust roof tiles and felt, decorate.
303005	FASCIA:RENEW IN PVCU NE 300MM	LM	£50.33		Fascia/Barge:Renew fascia or bargeboard with proprietary PVCu board ne 300mm wide fixed to roof timbers, remove, refix rainwater goods and any cabling, adjust roof tiles and felt.
303006	SOFFIT:RENEW IN SOFTWOOD NE 300MM	LM	£45.33		Soffit:Renew soffit board with treated softwood ne 300mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.
303007	SOFFIT:RENEW IN SOFTWOOD NE 450MM	LM	£57.22		Soffit:Renew soffit board with treated softwood ne 450mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing.
303008	SOFFIT:RENEW IN PLYWOOD NE 300MM	LM	£48.03		Soffit:Renew soffit board with WPB plywood ne 300mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.
303009	SOFFIT:RENEW IN PLYWOOD NE 450MM	LM	£59.19		Soffit:Renew soffit board with WPB plywood ne 450mm wide including renew noggins as necessary fixed to roof timbers and refix cables and prepare for redecoration, and remove waste and debris.

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303010	SOFFIT:RENEW IN MASTERBOARD NE 300MM	LM	£61.56		Soffit:Renew soffit board with masterboard ne 300mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.
303011	SOFFIT:RENEW IN MASTERBOARD NE 450MM	LM	£80.38		Soffit:Renew soffit board with masterboard ne 450mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing.
303012	SOFFIT:RENEW IN PVCU NE 150MM	LM	£27.17		Soffit:Renew soffit board with PVCu board ne 150mm wide including remove existing, renew noggins as necessary and fix new board to roof timbers and refix cables and remove waste and debris.
303013	SOFFIT:RENEW IN PVCU NE 450MM	LM	£41.23		Soffit:Renew soffit board with PVCu board ne 450mm wide including remove existing, renew noggins as necessary and fix new board to roof timbers and refix cables and remove waste and debris.
303014	SOFFIT:RENEW IN PVCU NE 300MM	LM	£34.15		Soffit:Renew soffit board with PVCu board over 150mm ne 300mm wide including remove existing, renew noggins as necessary and fix new board to roof timbers and refix cables and remove waste and debris.
303015	FASCIA/SOFFIT/BARGE:REFIX	LM	£49.05		Fascia/Soffit/Barge:Refix any size fascia, soffit or bargeboard to existing roof timbers including remove, refix rainwater goods, cabling, renewal of support battens, all cutting, packing, make good.
303016	SOFFIT:PROVIDE PVCU VENT STRIP	LM	£12.30		Soffit:Supply and install PVCu ventilation strip to eaves soffit in conjunction with soffit renewal, remove waste and debris.
303017	BOXED END:RENEW TO FASCIA AND SOFFIT	NO	£74.05		Boxed End:Renew boxed end to fascia and soffit including renew timber supports, new WPB plywood soffit, fascia etc, all cutting shaping, jointing to existing fascias, soffits etc, decorate.

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303019	BOXED END:RENEW IN PVCU TO FASCIA AND SOFFIT	NO	£74.60		Boxed End:Renew boxed end to fascia and soffit including renew timber supports with proprietary PVCu board soffit, fascia etc, all cutting and shaping, jointing to existing fascias, soffits.
303101	GUTTER:RENEW NE 150X100MM TIMBER	LM	£47.82		Gutter:Renew in ne 150x100mm moulded timber gutter including support brackets fixed to fascia, all cutting, make joints, line, level and connections to existing guttering.
303102	GUTTER:REALIGN TIMBER GUTTER	LM	£21.12		Gutter:Take down any timber gutter, remove and refix brackets to fascia and refix gutter to brackets including all angles, outlets, stop ends and remake all joints and remove waste and debris.
303103	GUTTER:FORM STOP END	NO	£19.56		Gutter:Form stop end to timber gutter.
303104	GUTTER:FORM OUTLET	NO	£63.51		Gutter:Cut hole in timber gutter, form outlet and fix nozzle/spitter.
303105	GUTTER:RENEW CAST IRON BRACKET TO TIMBER GUTTER	NO	£40.51		Gutter:Renew cast iron bracket of any profile including remaking joints and line and level and remove waste and debris.
303106	GUTTER:RENEW TIMBER BRACKET	NO	£24.01		Gutter:Renew timber bracket of any profile including remaking joints and line and level and remove waste and debris.
305101	FLOORING:RENEW IN 19MM PLYWOOD	SM	£42.60		Flooring:Renew any flooring with 19mm WBP plywood including denail joists, clear debris, punch in nails, level to existing and make good including additional noggins and support battens as necessary.
305103	FLOORING:RENEW IN 6MM PLYWOOD	SM	£25.24		Flooring:Renew any flooring with 6mm WBP plywood including denail joists, clear debris, punch in nails, level to existing and make good including additional noggins and support battens as necessary.
305105	FLOORING:SUPPLY AND LAY 4MM PLYWOOD	SM	£23.16		Flooring:Supply and lay 4mm WBP plywood nailed to existing floorboard at 150mm centres with wired nails and level as necessary.
305301	FLOORING:RENEW IN 19MM CHIPBOARD	SM	£32.74		Flooring:Renew any flooring with 19mm flooring grade V313 waterproof chipboard, denail joists, remove spoil, punch in nails, level to existing, make good, additional noggins/support battens.

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305303	FLOORING:RENEW IN INSULATED CHIPBOARD	SM	£41.81		Flooring:Renew any flooring with flooring grade V313 waterproof insulating chipboard, denail joists, remove spoil, punch in nails, level to existing, make good, additional noggins/battens.
305501	FLOORING:SUPPLY AND LAY HARDBOARD	SM	£11.62		Flooring:Supply and lay 3.2mm flooring grade hardboard nailed to existing floorboard at 150mm centres with wired nails and level as necessary.
305701	FLOORBOARD:RENEW ANY TYPE NE 1.0SM	IT	£58.05		Floorboard:Renew to match existing flooring with 19mm T and G or square edged flooring in area ne 1.00sm, denail joists, punch in nails, level to existing, extra noggins, make good, remove debris.
305702	FLOORBOARD:RENEW SINGLE	LM	£8.89		Floorboard:Renew to match existing any single isolated floorboard with 19mm T & G or square edged flooring, denail joists, punch in nails, level level to existing, make good, remove waste and debris.
305703	FLOORBOARD:RENEW ANY TYPE OVER 1.0SM	SM	£55.54		Floorboard:Renew to match existing looring with 19mm T and G or square edged flooring, denail joists, punch in nails, level to existing, extra support noggins, make good, and remove waste and debris.
305704	FLOORBOARDS:REMOVE AND REFIX AREA	SM	£21.23		Floorboard:Remove and later refix any area of boards, including denail joists, remove waste and debris, punch in nails, level to existing and make good including any extra support noggins required.
305705	FLOORBOARD:REMOVE AND REFIX SINGLE BOARD	LM	£5.18		Floorboard:Remove and later refix any boards, including denail joists and remove waste and debris, punch in nails, level to existing and make good including any extra support noggins required.
305706	FLOORBOARD:SCREW DOWN PER ROOM	IT	£6.21		Floorboard:Screw down any width loose floorboards in any room including providing fixing batten to side of joist where end of board is unsupported (per room).
305709	FLOORING:APPLY 2 COATS PRESERVATIVE	SM	£8.07		Flooring:Prepare and brush apply two coats of approved preservative to general surfaces of flooring.
306001	FLOORING:RENEW WOOD BLOCK NE 2.0SM	IT	£174.19		Flooring:Renew wood block floor in patches ne 2.00sm, take up existing, lay new 25mm thick flooring with T and G joints fixed with adhesive laid to herring bone pattern, make good.

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306003	FLOORING:RENEW WOOD BLOCK OVER 2.0SM	SM	£116.12		Flooring:Renew wood block floor in patches over 2.00sm, take up existing, lay new 25mm thick flooring with T and G joints fixed with adhesive laid to herring bone pattern, make good.
307101	CLADDING:RENEW 19MM SHIPLAP NE 2.0SM	IT	£94.32		Cladding:Remove existing and renew with 19mm treated shiplap boarding in areas ne 2.00sm, all labours, fixed to existing framework, renew defective battens, decorate to match.
307103	CLADDING:RENEW 19MM SHIPLAP OVER 2.0SM	SM	£52.70		Cladding:Remove existing and renew with 19mm treated shiplap boarding in area over 2sm, all labours, fixed to existing framework, renew defective battens, decorate to match, remove waste and debris.
307105	CLADDING:REFIX LOOSE SHIPLAP FEATHER EDGE OR TGV	SM	£10.74		Cladding:Refix loose timber shiplap, feather edge or tongued, grooved and V jointed boarding to existing framework including renewal of any support battens required and make good decorations.
307301	CLADDING:RENEW FEATHER EDGE NE 2.0SM	IT	£71.56		Cladding:Remove existing and renew with 19mm treated feather edge boarding in areas ne 2sm, all labours, fixed to existing framework, renew defective battens, decorate to match, remove waste debris.
307303	CLADDING:RENEW FEATHER EDGE OVER 2.0SM	SM	£38.41		Cladding:Remove existing and renew with 19mm treated feather edge boarding in areas over 2.00sm, all labours, fixed to framework, renew defective battens, decorate to match, remove waste and debris.
307501	CLADDING:RENEW TGV JOINT NE 2.0SM	IT	£89.28		Cladding:Remove existing and renew with 19mm treated T, G and V jointed boarding in area ne 2sm, all labours, fixed to framework, renew defective battens, decorate to match, remove waste and debris.
307503	CLADDING:RENEW TGV JOINT OVER 2.0SM	SM	£51.08		Cladding:Remove existing and renew with 19mm treated T, G, V jointed boarding in area over 2.00sm, all labours, fixed to framework, renew defective battens, decorate to match, remove waste and debris.



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307701	CLADDING:RENEW PVC SHIPLAP NE 2.0SM	IT	£104.89		Cladding:Remove existing defective PVC shiplap cladding, renew in areas ne 2.00sm, all trims, channels and jointing, fixed to framework, renew defective support battens, remove waste and debris.
307703	CLADDING:RENEW PVC SHIPLAP OVER 2.0SM	SM	£58.15		Cladding:Remove existing and renew with cellular cored PVC shiplap boarding, in areas over 2.00sm, all trims, channels and jointing, fixed to existing framework, renew defective support battens.
307705	CLADDING:REFIX LOOSE PVC SHIPLAP OR TGV	SM	£12.43		Cladding:Refix loose PVC shiplap or tongued, grooved and V jointed cladding to existing framework including renewal of support battens required and all trims, channels and jointing.
308001	CANOPY:RENEW IN TIMBER	SM	£363.25		Canopy:Take off, set aside roof tiles, remove existing structure, supply, fix pretreated timber canopy, relay roof tiles, felt, battens, redress flashings, make good (msd surface of roof coverings).
308003	CANOPY:RENEW ANY EXPOSED STRUCTURAL TIMBER MEMBERS	IT	£58.82		Canopy:Support canopy, cut out, renew with pretreated timber any defective, decayed or damaged structural timber canopy member, joint, make good, decorate to match existing, remove waste and debris.
308005	CANOPY:RENEW ANY HIDDEN STRUCTURAL TIMBER MEMBER	IT	£75.13		Canopy:Support canopy, take down, set aside, refix soffit, fascia or bargeboard as necessary, cut out, renew any defective, decayed or damaged structural timber member to canopy, joint, make good.
310101	WINDOW:RENEW STANDARD SOFTWOOD CASEMENT 1 LIGHT	SM	£347.18		Window:Renew any window with standard double glazed softwood casement window with softwood cill, eatherstripping, ironmongery, make good, prepare to decorate externally, 1 No. opening light.
310105	WINDOW:RENEW STANDARD SOFTWOOD CASEMENT 2 LIGHT	SM	£324.89		Window:Renew any window with standard double glazed softwood casement window with softwood cill, eatherstripping, ironmongery, make good, prepare to decorate externally, 2 No. opening light.

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310109	WINDOW:RENEW STANDARD SOFTWOOD CASEMENT 3 LIGHT	SM	£346.61		Window:Renew any window with standard double glazed softwood casement window with softwood cill, eatherstripping, ironmongery, make good, prepare to decorate externally, 3 No. opening light.
310113	WINDOW:RENEW STANDARD SOFTWOOD CASEMENT 4 LIGHT	SM	£360.61		Window:Renew any window with standard double glazed softwood casement window with softwood cill, eatherstripping, ironmongery, make good, prepare to decorate externally, 4 No. opening light.
310201	WINDOW:RENEW PREFINISHED SOFTWOOD CASEMENT 1 LIGHT	SM	£347.08		Window:Renew timber window with prefinished standard double glazed softwood casement window and cill, 1 No. opening light, fixed lights, ironmongery, sealant, make good, remove waste and debris.
310203	WINDOW:RENEW PREFINISHED SOFTWOOD CASEMENT 2 LIGHT	SM	£322.59		Window:Renew timber window with prefinished standard double glazed softwood casement window and cill, 2 No. opening lights, fixed lights, ironmongery, sealant, make good, remove waste and debris.
310205	WINDOW:RENEW PREFINISHED SOFTWOOD CASEMENT 3 LIGHT	SM	£346.99		Window:Renew timber window with prefinished standard double glazed softwood casement window and cill, 3 No. opening lights, fixed lights, ironmongery, sealant, make good, remove waste and debris.
310207	WINDOW:RENEW PREFINISHED SOFTWOOD CASEMENT 4 LIGHT	SM	£361.98		Window:Renew timber window with prefinished standard double glazed softwood casement window and cill, 4 No. opening lights, fixed lights, ironmongery, sealant, make good, remove waste and debris.
310301	WINDOW:RENEW PURPOSE SOFTWOOD CASEMENT 1 LIGHT	SM	£476.47		Window:Renew any window with purpose made double glazed softwood casement window with softwood cill, weatherstripping, ironmongery, make good, prepare to decorate, 1 No. opening light.
310305	WINDOW:RENEW PURPOSE SOFTWOOD CASEMENT 2 LIGHT	SM	£542.62		Window:Renew any window with purpose made double glazed softwood casement window with softwood cill, weatherstripping, ironmongery, make good, prepare to decorate, 2 No. opening light.

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310309	WINDOW:RENEW PURPOSE SOFTWOOD CASEMENT 3 LIGHT	SM	£553.94		Window:Renew any window with purpose made double glazed softwood casement window with softwood cill, weatherstripping, ironmongery, make good, preapre to decorate, 3 No. opening light.
310313	WINDOW:RENEW PURPOSE SOFTWOOD CASEMENT 4 LIGHT	SM	£510.16		Window:Renew any window with purpose made double glazed softwood casement window with softwood cill, weatherstripping, ironmongery, make good, prepare to decorate, 4 No. opening light.
310501	WINDOW:RENEW SOFTWOOD BOX SASH	SM	£696.29		Window:Renew window with purpose made double glazed softwood double hung cased box frame and sashes complete with ironmongery, weatherstripping, make good, prepare to decorate externally.
310701	WINDOW:RENEW SOFTWOOD HORIZONTAL PIVOT	SM	£472.76		Window:Renew window with purpose made double glazed softwood horizontal pivot hung window complete with ironmongery, weatherstripping, make good, prepare to decorate externally.
311101	WINDOW:RENEW STANDARD HARDWOOD CASEMENT 1 LIGHT	SM	£486.99		Window:Renew any window with standard double glazed hardwood casement window with hardwood cill, weatherstripping, ironmongery, make good, prepatate to decorate externally, 1 No. opening light.
311105	WINDOW:RENEW STANDARD HARDWOOD CASEMENT 2 LIGHT	SM	£440.80		Window:Renew any window with standard double glazed hardwood casement window with hardwood cill, weatherstripping, ironmongery, make good, prepatate to decorate externally, 2 No. opening light.
311109	WINDOW:RENEW STANDARD HARDWOOD CASEMENT 3 LIGHT	SM	£472.12		Window:Renew any window with standard double glazed hardwood casement window with hardwood cill, weatherstripping, ironmongery, make good, prepatate to decorate externally, 3 No. opening light.
311113	WINDOW:RENEW STANDARD HARDWOOD CASEMENT 4 LIGHT	SM	£496.11		Window:Renew any window with standard double glazed hardwood casement window with hardwood cill, weatherstripping, ironmongery, make good, prepatate to decorate externally, 4 No. opening light.

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311301	WINDOW:RENEW PURPOSE HARDWOOD CASEMENT 1 LIGHT	SM	£718.49		Window:Renew any window with purpose made hardwood casement window with hardwood cill, double glazed weatherstripping, ironmongery, make good, prepare to decorate, 1 No. opening light.
311305	WINDOW:RENEW PURPOSE HARDWOOD CASEMENT 2 LIGHT	SM	£831.49		Window:Renew any window with purpose made hardwood casement window with hardwood cill, double glazed weatherstripping, ironmongery, make good, prepare to decorate, 2 No. opening lights.
311309	WINDOW:RENEW PURPOSE HARDWOOD CASEMENT 3 LIGHT	SM	£840.66		Window:Renew any window with purpose made hardwood casement window with hardwood cill, double glazed weatherstripping, ironmongery, make good, prepare to decorate, 3 No. opening lights.
311313	WINDOW:RENEW PURPOSE HARDWOOD CASEMENT 4 LIGHT	SM	£924.11		Window:Renew any window with purpose made hardwood casement window with hardwood cill, double glazed weatherstripping, ironmongery, make good, prepare to decorate, 4 No. opening lights.
311501	WINDOW:RENEW HARDWOOD BOX SASH	SM	£1,113.38		Window:Renew window with purpose made hardwood double hung cased box frame and sashes complete with ironmongery, weatherstripping, double glazed, make good, decorate.
311701	WINDOW:RENEW HARDWOOD HORIZONTAL PIVOT	SM	£668.26		Window:Renew window with purpose made hardwood horizontal pivot hung window complete with ironmongery, double glazed, weatherstripping, make good, decorate.
312001	WINDOW:RENEW SOFTWOOD FEATURE	SM	£547.75		Window:Renew any window with standard double glazed softwood combination feature window ne 5.00sm with fixed, opening lights and panels, make good ironmongery, weatherstripping, prepare to decorate.
312101	WINDOW:RENEW PREFINISHED SOFTWOOD FEATURE	SM	£554.90		Window:Renew timber window with prefinished standard double glazed softwood feature window ne 5.00sm overall with combination of fixed and opening lights and panels, ironmongery, sealant, make good.

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313001	WINDOW:RENEW HARDWOOD FEATURE	SM	£722.03		Window:Renew any window with standard hardwood combination feature window ne 5.00sm with double glazed fixed, opening lights and panels, make good ironmongery, weatherstripping, decorate to match.
313501	WINDOW:RENEW WITH PVCU PIVOT	SM	£256.15		Window:Renew any type window with purpose made PVCu factory glazed horizontal pivot hung window complete with cill, 28mm double glazed, fixed lights, ironmongery, weatherstripping, make good.
313601	WINDOW:RENEW WITH PVCU CASEMENT 1 LIGHT	SM	£215.80		Window:Renew any type window with purpose made PVCu factory glazed casement window with cill, double glazed, weatherstripping, ironmongery make good, 1 No. opening light.
313605	WINDOW:RENEW WITH PVCU CASEMENT 2 LIGHT	SM	£257.88		Window:Renew any type window with purpose made PVCu factory glazed casement window with cill, double glazed, weatherstripping, ironmongery make good, 2 No. opening lights.
313609	WINDOW:RENEW WITH PVCU CASEMENT 3 LIGHT	SM	£295.42		Window:Renew any type window with purpose made PVCu factory glazed casement window with cill, double glazed, weatherstripping, ironmongery make good, 3 No. opening lights.
313613	WINDOW:RENEW WITH PVCU CASEMENT 4 LIGHT	SM	£336.40		Window:Renew any type window with purpose made PVCu factory glazed casement window with cill, double glazed, weatherstripping, ironmongery make good, 4 No. opening lights.
313701	WINDOW:RENEW WITH PVCU TILT TURN 1 LIGHT	SM	£305.41		Window:Renew any type window with purpose made PVCu factory glazed tilt/turn window with cill, 28mm double glazed, fixed lights, weatherstripping, ironmongery make good, 1 No. opening light.
313705	WINDOW:RENEW WITH PVCU TILT TURN 2 LIGHT	SM	£354.84		Window:Renew any type window with purpose made PVCu factory glazed tilt/turn window with cill, 28mm double glazed, fixed lights, weatherstripping, ironmongery make good, 2 No. opening lights.
313709	WINDOW:RENEW WITH PVCU TILT TURN 3 LIGHT	SM	£280.71		Window:Renew any type window with purpose made PVCu factory glazed tilt/turn window with cill, 28mm double glazed, fixed lights, weatherstripping, ironmongery make good, 3 No. opening lights.

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313713	WINDOW:RENEW WITH PVCU TILT TURN 4 LIGHT	SM	£341.70		Window:Renew any type window with purpose made PVCu factory glazed tilt/turn window with cill, 28mm double glazed, fixed lights, weatherstripping, ironmongery make good, 4 No. opening lights.
314003	GLAZING:DISCOUNT FOR SINGLE GLAZING	SM	-£23.55		Glazing:Discount for provide and fix any combination of single glazing in lieu of double glazing to timber windows (measured per nett square metre glass area or fraction thereof).
314007	GLAZING:EXTRA FOR LAMINATED SAFETY	SM	£24.16		Glazing:Extra cost to provide laminated safety glass double glazed unit in lieu of clear low E/float or Clear low E/obscured pattern group 1 to renewed timber windows (measured per nett sm glass area)
315001	WINDOW:EASE AND ADJUST INCLUDING REMOVE	NO	£15.62		Window:Ease any size and type of opening sash, pivot sash, sliding sash including remove, refix sash, beads etc, oil, adjust hinges, ironmongery, touch up decoration, test for effective operation.
315006	WINDOW:RENEW PREFINISHED SW CASEMENT DOUBLE GLAZED	SM	£143.92		Window:Renew ne 900x600mm prefinished double glazed softwood casement with factory applied finish, any size or profile members to match existing and hanging on new pair of steel stormproof hinges.
315007	WINDOW:RENEW NE 0.9X0.6M SW CASEMENT DOUBLE GLAZED	NO	£138.15		Window:Renew ne 900x600mm casement with single glazed treated softwood casement, any size or profile members to match existing, hang on pair of 50mm steel butt storm hinges, prepare to decorate.
315008	WINDOW:RENEW NE 0.9X0.6M HW CASEMENT DOUBLE GLAZED	NO	£198.49		Window:Renew ne 900x600mm casement with hardwood casement, factory applied base stain, any size or profile members to match existing, hang on pair of 50mm steel butt storm hinges, prepare to decorate.
315009	WINDOW:RENEW FIXED SASH NE 0.9X0.6M DOUBLE GLAZED	NO	£133.94		Sash:Renew ne 900x600mm fixed sash with double glazed treated softwood sash, any size or profile members to match existing, bed in linseed oil putty, screw fixed to frame, prepare to decorate.

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315010	WINDOW:RENEW FIXED PREFINISHED SASH DOUBLE GLAZED	NO	£141.53		Sash:Renew ne 900x600mm prefinished fixed softwood sash, double glazed treated softwood sash, to match existing, bed in linseed oil putty, screw fixed to frame, prepare to decorate.
315011	WINDOW:RENEW PIVOT SASH DOUBLE GLAZED	NO	£325.21		Window:Renew pivot sash with single glazed treated softwood pivot, any size or profile to match existing and hang on new pair of pivot hinges, preapre to decorate.
315012	WINDOW:RENEW PREFINISHED PIVOT SASH DOUBLE GLAZED	SM	£356.61		Window:Renew pivot sash with prefinished double glazed softwood pivot, any size or profile to match existing framing, factory applied finish and hanging on new pair of pivot hinges.
315013	WINDOW:RENEW SLIDING SASH DOUBLE GLAZED	NO	£267.98		Window:Renew double glazed treated softwood sliding sash to box sash window, any size or profile to match existing, complete with cords, ease and adjust, and prepare to decorate externally.
315014	GLAZING REPAIRS:EXTRA FOR LAMINATED SAFETY	SM	£24.16		Glazing:Extra cost for laminated safety glass double glazed unit in lieu of clear/obscure double glazed unit to timber windows (measured per nett square metre glass area or fraction thereof).
315015	WINDOW:RENEW SOFTWOOD PARTING OR STAFF BEAD	LM	£11.04		Window:Renew softwood parting bead to box sash window complete and decorate to match existing internally and prepare for redecoration externally and remove waste and debris.
315019	WINDOW:RENEW SET OF SASH CORDS	IT	£27.59		Window:Renew set of pulley cords complete including remove and refix sliding sash pockets and beads and ease pulley (per sash).
315021	WINDOW:RENEW PULLEY WHEEL TO BOX SASH	NO	£39.74		Window:Renew sliding sash pulley wheel including remove and refix sash and renew cords if required, touch up decorations to match existing, and remove waste and debris.
315023	WINDOW:RENEW SASH WEIGHT(S) TO BOX SASH	NO	£67.76		Box Sash:Renew weight(s) to sliding sash including remove and refix sash and renew cords if required, touch up decorations to match existing.
315025	WINDOW:RENEW SPIRAL BALANCES TO BOX SASH	IT	£94.00		Balance:Renew any type and size of spiral balances to double hung sash unit including remove/refix sashes, beads, linings etc, renew balances, test and make good decorations to match existing.



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315027	WINDOW FRAME:CUT OUT AND SPLICE NEW SECTION	LM	£57.97		Window Frame:Cut out and splice in new section treated softwood frame any size or profile to match existing, plugged to brickwork, point with sealant, make good plasterwork, decorate to match.
315029	WINDOW CILL:CUT OUT AND SPLICE NEW NE 300MM	IT	£46.09		Window Cill:Cut out and splice in new section ne 300mm long any size or profile of preservative hardwood cill to match, plugged to brickwork, point with sealant, make good plasterwork.
315031	WINDOW CILL:CUT OUT AND SPLICE NEW OVER 300MM	LM	£67.37		Window Cill:Cut out and splice in new section over 300mm long any size or profile of preservative hardwood cill to match, plugged to brickwork, point with sealant, make good plasterwork.
315035	WINDOW:RENEW GLAZING BEAD	LM	£9.15		Window:Renew with 14x20mm preservative treated softwood or hardwood glazing bead and prepare to redecorate and remove waste and debris.
315039	WINDOW:REFIX LOOSE GLAZING BEAD	LM	£5.59		Window:Refix loose glazing bead and bed in sealant.
315041	WINDOW:RENEW CILL NOSING	LM	£30.80		Window:Renew front section of cill with any size or profile to match existing, with screws and pellats, bed in sealant, cut out defective section and shape new to match existing, redecorate.
315043	WINDOW:RENEW GLAZING BAR	LM	£46.88		Window:Renew glazing bar, any size or profile to match existing, reglaze with existing glass, splice new section, remove/refix sashes, prepare to redecorate (refixing of glass is Contractors risk).
315045	WINDOW:RENEW WEATHER MOULD	LM	£9.45		Window:Renew weather or parrot mould, cut out old and fix new mould, prepare for redecoration, and remove waste and debris.
315047	WINDOW:REPAIR SASH RAIL OR STILE	LM	£65.13		Window:Repair sash rail or stile any size or profile to match existing, reglaze with existing glass, splice new section, remove/refix sashes, decorate (refixing of glass is Contractors risk).
315049	WINDOW:OVERHAUL CASEMENT	NO	£48.42		Window:Overhaul timber casement window, dismantle reassemble, ease, adjust, renew sealing gaskets, renew fixing screws, remove, refit or renew ironmongery, renew putty, mastic, touch up.



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315051	WINDOW:OVERHAUL SASH	NO	£57.28		Window:Overhaul timber sash window, renew staff and parting beads, take out sashes, rehang on new sash cords, ease, adjust sashes, remove, refit or renew ironmongery, renew putty, mastic, touch up.
315053	WINDOW:RENEW MULTIPOINT KEEPER	NO	£36.51		Window:Renew keeper to multipoint locking system to timber window, ease and adjust as necessary, touch up decorations and make good.
315055	WINDOW:RENEW TRICKLE WINDOW VENTILATOR	NO	£14.35		Window:Renew or supply and install two part trickle window ventilator screwed to timber window, cut suitable sized aperture in window frame to suit ventilation requirements, make good.
315057	WINDOW:RENEW ACOUSTIC WINDOW VENTILATOR	NO	£67.77		Window:Renew or supply and install two part acoustic window ventilator screwed to timber window, cut suitable sized aperture in window frame to suit ventilation requirements and make good.
315105	TIMBER:EPOXY REPAIR NE 10MM X OVER 300MM	LM	£56.37		Timber:Cut away defective material, two part epoxy resin based compound filling to joints, cracks, shakes, splits etc., any width ne 10mm, any depth, over 300mm long, make good.
315107	TIMBER:EPOXY REPAIR NE 10MM X NE 300MM	NO	£35.74		Timber:Cut away defective material, two part epoxy resin based compound filling to joints, cracks, shakes, splits etc., any width ne 10mm, any depth, ne 300mm long, make good.
315109	TIMBER:EPOXY REPAIR NE 25MM X NE 300MM PLAIN	NO	£44.01		Timber:Cut away defective material, two part epoxy resin based compound filling to joints, cracks, shakes, splits etc., any width ne 25mm, any depth, over 300mm long, make good.
315111	TIMBER:EPOXY REPAIR NE 50MM X NE 300MM PLAIN	NO	£51.42		Timber:Cut away defective material, two part epoxy resin based compound filling to joints, cracks, shakes, splits etc., any width over 25mm ne 50mm, any depth, ne 300mm long, make good.
315113	TIMBER:EPOXY REPAIR NE 75MM X NE 300MM PLAIN	NO	£65.39		Timber:Cut away defective material, two part epoxy resin based compound filling to joints, cracks, shakes, splits etc., any width over 50mm ne 75mm, any depth, ne 300mm long, make good.

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315115	TIMBER:EPOXY REPAIR NE 25MM X NE 300MM IRREGULAR	NO	£46.01		Timber:Cut away defective material, two part epoxy resin based compound filling to joints, cracks, shakes, splits etc., any width ne 25mm, any depth, ne 300mm long, make good.
315117	TIMBER:EPOXY REPAIR NE 50MM X NE 300MM IRREGULAR	NO	£54.56		Timber:Cut away defective material, two part epoxy resin based compound filling to irregular surfaces, mouldings etc., any width exc 25mm ne 50mm, any depth, ne 300mm long, make good.
315119	TIMBER:EPOXY REPAIR NE 75MM X NE 300MM IRREGULAR	NO	£70.80		Timber:Cut away defective material, two part epoxy resin based compound filling to irregular surfaces, mouldings etc., any width exc 50mm ne 75mm, any depth, ne 300mm long, make good.
316209	WINDOW:RENEW TIMBER SUB-FRAME TO METAL	LM	£33.39		Window:Renew timber sub-frame and cill to any steel window, take out, set aside and refix window remove sub-frame, fix treated softwood frame and treated hardwood cill, make good, prepare to decorate.
316401	WINDOW:EASE OIL BUTTS ADJUST ANY METAL	NO	£10.25		Window:Ease and oil butts to metal window including force open if necessary, strip paint, file and grind edges.
316405	WINDOW:RENEW WEATHER/DRAUGHT PROOFING METAL	IT	£25.43		Window:Renew proprietary weather/draught proofing to any opening light to metal window and adjust window as necessary to ensure effective operation.
316407	WINDOW:OVERHAUL METAL	NO	£47.21		Window:Overhaul any type of metal window, dismantle, reassemble, ease, oil adjust casements, file and grind edges, remove, refit or renew ironmongery, renew putty and mastic, touch up.
317201	WINDOW:EASE OIL BUTTS ADJUST ANY ALUMINIUM	NO	£9.93		Window:Ease and oil butts to any type of aluminium window including renewing runners if necessary.
317205	WINDOW:OVERHAUL ALUMINIUM	NO	£47.21		Window:Overhaul any type of aluminium window, dismantle, reassemble, ease, adjust casements, renew fixing screws, remove, refit or renew ironmongery, renew sealants and mastic, make good.
318101	WINDOW:RENEW FANLIGHT PVCU SASH	NO	£72.71		Window:Renew any size and type of fanlight sash to PVCu window including double glazing and all ironmongery and make good.

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318103	WINDOW:RENEW SIDE HUNG PVCU SASH	NO	£140.63		Window:Renew any size and type of sidehung sash to PVCu window including double glazing and all ironmongery and make good.
318105	WINDOW:RENEW TRICKLE VENT TO PVCU	IT	£11.60		Window:Renew or repair any trickle vent to PVCu window.
318107	WINDOW:RENEW HANDLE TO PVCU	NO	£13.01		Window:Renew any defective or broken handle to PVCu window including remove existing, check, lubricate operating mechanism, renew handle to match existing and test.
318108	WINDOW:RENEW LOCKING HANDLE TO PVCU	NO	£14.23		Window:Renew any defective or broken locking handle to PVCu window including remove existing, check, lubricate operating mechanism, renew handle to match existing and test.
318109	WINDOW:RENEW HINGE TO PVCU	NO	£13.52		Window:Renew any defective or broken hinge to PVCu window including remove existing and renew hinge to match existing.
318111	WINDOW:RENEW ESPAGNOLETTE LOCK TO PVCU	IT	£24.18		Window:Renew any defective or broken espagnolette locking mechanism to PVCu window including remove existing and renew to match existing and test.
318113	WINDOW:RENEW SEALING GASKET TO PVCU	IT	£9.72		Window:Renew sealing gasket to any opening light of PVCu window (per opening light).
318115	WINDOW:CHECK LUBRICATE FITTINGS TO PVCU	IT	£7.75		Window:Check operation of all fittings and operating mechanisms to PVCu window complete including lubricate and adjust as necessary.
318117	WINDOW:EASE AND ADJUST PVCU SASH	IT	£12.88		Window:Ease and adjust PVCu sash including realign as necessary.
318119	WINDOW:OVERHAUL TILT TURN MECHANISM TO PVCU	NO	£21.63		Window:Check operation of tilt and turn mechanism to PVCu window including overhaul, lubricate and adjust as necessary.
318121	WINDOW:RENEW TILT TURN MECHANISM TO PVCU	NO	£139.37		Window:Renew any tilt and turn mechanism complete to PVCu window of any size to match existing, including remove existing, test and leave in proper working order.

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318123	WINDOW:CHILD RESTRICTOR TO PVCU	NO	£13.28		Window:Renew or supply and fix new adjustable child proof restrictor/catch to any type of PVCu window including removing existing fitting.
318125	WINDOW:OVERHAUL PVCU	NO	£47.21		Window:Overhaul any type of PVCu window, dismantle reassemble, ease, adjust casements, remove, refit or renew ironmongery check, lubricate operating mechanism, renew gaskets, make good and test.
318151	WINDOW:RENEW GLAZING BEAD TO PVCU	LM	£7.13		Window:Renew any type of defective PVCu glazing bead including remove existing, clean, prepare and fit new bead to match existing including all cutting, mitres, sealing with silicone sealant.
318155	WINDOW:RENEW OPENER GASKET TO PVCU	LM	£3.60		Window:Renew gasket to any style of PVCu window opening light.
318157	WINDOW:RENEW FRICTION STAY TO PVCU	NO	£13.79		Window:Renew any type of stay with stainless steel friction stay to PVCu window.
318159	WINDOW:RENEW RESTRAINING WEDGES TO PVCU	NO	£2.76		Window:Renew plastic restraining wedges to friction stay guide to PVCu window.
318161	WINDOW:RENEW RESTRICTOR STAY TO PVCU	NO	£13.28		Window:Renew restrictor stay to match existing to PVCu window.
318163	WINDOW:RENEW LOCKING HANDLE TO PVCU LOCKING PLATE	NO	£13.83		Window:Renew any type of window handle and striker plate with Securistyle Empress locking plate to PVCu window.
318165	WINDOW:RENEW DRIP MOULD BEAD TO PVCU	LM	£6.50		Window:Renew drip mould bead to PVCu window and make good.
318167	WINDOW:PROVIDE DRIP MOULD BEAD TO PVCU	LM	£5.00		Window:Provide standard section PVCu drip mould bead, fix to PVCu window and make good.
318169	WINDOW:PROVIDE 30MM EXTENSION FLANGE TO PVCU	LM	£6.95		Window:Provide 30mm standard section PVCu extension flange, fix to PVCu window and make good.
318171	WINDOW:PROVIDE 45MM EXTENSION FLANGE TO PVCU	LM	£7.33		Window:Provide 45mm standard section PVCu extension flange, fix to PVCu window and make good.

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318173	WINDOW:PROVIDE 30MM BOX EXTENSION TO PVCU	LM	£6.95		Window:Provide 30mm PVCu box extension piece, fix to PVCu window and make good.
318175	WINDOW:PROVIDE 45MM BOX EXTENSION TO PVCU	LM	£7.33		Window:Provide 45mm PVCu box extension piece fix to PVCu window and make good.
318177	WINDOW:RENEW DRAIN CAPS TO PVCU	IT	£1.94		Window:Renew any missing or broken drain caps to PVCu window (per window).
318179	WINDOW:REPOINT SILICONE TO PVCU FRAME	LM	£4.46		Window:Rake out, prepare and repoint with silicone mastic sealant complete around any external face of PVCu window frame.
318181	WINDOW:RENEW QUADRANT FILLET TO PVCU	LM	£6.55		Window:Renew cellular PVCu quadrant cover fillet fixed with approved adhesive or other approved concealed fixing method internally around windows make good plasterwork and decorations.
318185	WINDOW:RENEW CILL TO PVCU	LM	£37.85		Window:Renew standard section PVCu cill to PVCu window, remove existing, clean, prepare and supply and fit new cill to match existing with end caps, all cutting, mitres, silicone sealant, make good.
318187	WINDOW:PROVIDE CILL TO PVCU	LM	£33.80		Window:Provide standard section PVCu cill to PVCu window clean, prepare and supply and fit new cill including end caps all cutting, mitres, sealing with silicone sealant as necessary and make good.
318189	WINDOW:RENEW CILL ENDS TO PVCU	NO	£3.46		Window:Renew any missing or broken cill ends to PVCu window (per window).
318201	DOOR FRAME:RAKE OUT AND REPOINT SEALANT	IT	£15.69		Door Frame:Rake out, prepare and repoint with silicone mastic sealant complete around any door frame of any size (per face).
318203	WINDOW FRAME:RAKE OUT AND REPOINT	IT	£16.56		Window Frame:Rake out, prepare and repoint with silicone mastic sealant complete around any window frame (per face).
318207	WINDOW FRAME:SUPPLY AND FIX BEAD OR SEALANT	IT	£25.60		Window Frame:Supply and fix suitable size PVCu quadrant or flexible PVC cover trim with silicone mastic sealant to surround to jambs and head of any window frame, any location (per face).

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318301	WINDOWS/DOORS:PVCU 1 BED HOUSE CHECK CLEAN	IT	£54.72		Windows/doors:Check all PVCu windows and doors to 1 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.
318303	WINDOWS/DOORS:PVCU 2 BED HOUSE CHECK CLEAN	IT	£68.45		Windows/doors:Check all PVCu windows and doors to 2 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.
318305	WINDOWS/DOORS:PVCU 3 BED HOUSE CHECK CLEAN	IT	£77.16		Windows/doors:Check all PVCu windows and doors to 3 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.
318307	WINDOWS/DOORS:PVCU 4 BED HOUSE CHECK CLEAN	IT	£88.39		Windows/doors:Check all PVCu windows and doors to 4 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.
318309	WINDOWS/DOORS:PVCU 5 BED HOUSE CHECK CLEAN	IT	£97.10		Windows/doors:Check all PVCu windows and doors to 5 bed house or maisonette, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.
318311	WINDOWS/DOORS:PVCU 1 BED FLAT CHECK CLEAN	IT	£43.29		Windows/doors:Check all PVCu windows and doors to 1 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.
318313	WINDOWS/DOORS:PVCU 2 BED FLAT CHECK CLEAN	IT	£48.51		Windows/doors:Check all PVCu windows and doors to 2 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.
318315	WINDOWS/DOORS:PVCU 3 BED FLAT CHECK CLEAN	IT	£64.74		Windows/doors:Check all PVCu windows and doors to 3 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.

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318317	WINDOWS/DOORS:PVCU 4 BED FLAT CHECK CLEAN	IT	£78.46		Windows/doors:Check all PVCu windows and doors to 4 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.
318319	WINDOWS/DOORS:PVCU 5 BED FLAT CHECK CLEAN	IT	£82.17		Windows/doors:Check all PVCu windows and doors to 5 bed flat or bungalow, including freeing, easing, adjusting, realigning/rehanging opening sashes/casements and doors, clean all surfaces.
319001	ROOF WINDOW:RENEW NE 0.78X0.98M	NO	£748.02		Roof Window:Renew roof window complete size ne 0.78x0.98m with Velux aluminium clad externally roof window with factory fitted clear float double glazed sealed unit, all upstands, flashings etc.
319003	ROOF WINDOW:RENEW NE 1.14X1.18M	NO	£937.73		Roof Window:Renew roof window complete size ne 1.14x1.18m with Velux aluminium clad externally roof window with factory fitted clear float double glazed sealed unit, all upstands, flashings etc.
319005	ROOF WINDOW:RENEW NE 1.34X1.40M	NO	£1,064.54		Roof Window:Renew roof window complete size ne 1.34x1.40m with Velux aluminium clad externally roof window with factory fitted clear float double glazed sealed unit, all upstands, flashings etc.
319101	ROOF WINDOW:REMEDY LEAK OR REDRESS FLASHINGS	NO	£37.93		Roof Window:Redress roof flashings around roof window and reseal to prevent water penetration.
319103	ROOF WINDOW:OVERHAUL OPENING GEAR	NO	£51.46		Roof Window:Overhaul opening gear to any type of roof window.
319105	ROOF WINDOW:RENEW CONTROL CORDS	NO	£31.24		Roof Window:Renew operating control cords to any roof window.
319107	ROOF WINDOW:OVERHAUL	NO	£55.08		Roof Window:Overhaul any type of roof window, dismantle and reassemble, ease, adjust, renew fixing screws, overhaul opening gear, remove, refit or renew ironmongery, redress roof flashings, make good.



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321105	DOOR:RENEW HW PANELLED OR GLAZED BACK DOOR	NO	£437.69		Door:Renew back door with any size 44mm hardwood panelled, glazed or part glazed door, hang on 1.5 pair butts, fix ironmongery, weathermould, double glazed, make good and prepare to decorate.
321106	DOORSET:RENEW HW PANELLED OR GLAZED BACK DOOR	NO	£603.64		Doorset:Renew back door and frame with any size 44mm hardwood panelled, glazed or part glazed door prepared for double glazing, hardwood frame, ironmongery, make good, decorate to match existing.
321107	DOOR:RENEW HW PANELLED OR GLAZED FRONT DOOR	NO	£530.22		Door:Renew front door with any size 44mm hardwood panelled, glazed or part glazed door hang on 1.5 pair butts, fix ironmongery, weathermould, double glazed, make good, prepare to decorate.
321108	DOORSET:RENEW HW PANELLED OR GLAZED FRONT DOOR	NO	£706.68		Doorset:Renew front door and frame with any size 44mm hardwood panelled, glazed or part glazed door prepared for double glazing, hardwood frame, ironmongery, make good, decorate to match existing.
321305	DOOR:RENEW PM HW PANELLED OR GLAZED BACK DOOR	NO	£604.35		Door:Renew back door with any size 44mm hardwood panelled, glazed or part glazed purpose made door hang on 1.5 pair butts, fix ironmongery, double glazed, weathermould, make good, decorate both sides.
321307	DOOR:RENEW PM HW PANELLED OR GLAZED FRONT DOOR	NO	£707.39		Door:Renew front door with any size 44mm hardwood panelled, glazed or part glazed purpose made door hang on 1.5 pair butts, fix ironmongery, double glazed, weathermould, make good, decorate.
321505	DOOR:RENEW SW PANELLED OR GLAZED BACK DOOR	NO	£413.49		Door:Renew back door with any size 44mm softwood panelled, glazed or part glazed door, hang on 1.5 pair butts, fix ironmongery, weathermould, double glazed, make good and decorate to match existing.
321507	DOOR:RENEW SW PANELLED OR GLAZED FRONT DOOR	NO	£511.53		Door:Renew front door with any size 44mm softwood panelled, glazed or part glazed door, hang on 1.5 pair butts, fix ironmongery, weathermould, double glazed, make good and decorate to match existing.



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321705	DOOR:RENEW PM SW PANELLED OR GLAZED BACK DOOR	NO	£669.98		Door:Renew back door with any size 44mm softwood panelled, glazed or part glazed purpose made door hang on 1.5 pair butts, fix ironmongery, double glazed, weathermould, make good, decorate.
321707	DOOR:RENEW PM SW PANELLED OR GLAZED FRONT DOOR	NO	£763.01		Door:Renew front door with any size 44mm softwood panelled, glazed or part glazed purpose made door hang on 1.5 pair butts, fix ironmongery, double glazed, weathermould, make good, decorate.
322101	DOOR:HIGHPERFORMANCE COMPOSITE BACK DOOR	NO	£811.14		Door:Renew back door with any size proprietary composite high performance door or similar prefinished and preglazed, hang on 1.5 pair butts, fix ironmongery, proprietary weathermould, make good,.
322103	DOOR:HIGHPERFORMANCE COMPOSITE FRONT DOOR	NO	£876.99		Door:Renew front door with any size proprietary composite high performance door or similar prefinished and preglazed, hang on 1.5 pair butts, fix ironmongery proprietary weathermould, make good.
322111	DOOR:HIGHPERFORMANCE COMPOSITE 1/2 HOUR BACK	NO	£852.84		Door:Renew back door with any size proprietary high performance GRP door, prefinished, preglazed, butts, all ironmongery, weathermould, adjust stops/frame, make good frame, remove waste and debris.
322113	DOOR:HIGHPERFORMANCE COMPOSITE 1/2 HOUR FRONT	NO	£888.65		Door:Renew front door with any size proprietary high performance composite FD30 door, prefinished, preglazed, butts, all ironmongery, weathermould, adjust stops/frame, make good, remove waste, debris.
322115	DOORSET:HIGHPERFORMANCE COMPOSITE 1/2 HOUR BACK	NO	£996.32		Door:Renew back door with any size proprietary high performance GRP door, frame, cill, prefinished, preglazed, all ironmongery, weathermould, fix to structure, sealant, make good, waste and debris.
322117	DOORSET:HIGHPERFORMANCE COMPOSITE 1/2 HOUR FRONT	NO	£1,062.17		Door:Renew front door with any size proprietary high performance GRP door, frame, cill, prefinished, preglazed, all ironmongery, weathermould, fix to structure, sealant, make good, waste and debris.

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322119	DOORSET:HIGH PERFORMANCE COMPOSITE LBS	NO	£816.49		Doorset:Renew door with any size proprietary composite high performance ledged, braced and boarded door prefinished, prehung proprietary door frame and cill, seals, multilock, ironmongery, make good.
322201	DOORSET:FD30S DOORSET	NO	£1,118.43		Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset, prefinished, ironmongery, seals, make good.
322203	DOORSET:FD30S DOORSET FANLIGHT NE 0.50SM	NO	£1,379.71		Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset with fanlight ne 0.50sm prefinished, ironmongery, seals.
322205	DOORSET:FD30S DOORSET FANLIGHT NE1.00SM	NO	£1,483.41		Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset with fanlight over 0.5sm, prefinished, ironmongery, seals.
322207	DOORSET:FD30S DOORSET SIDELIGHT NE 1.00SM	NO	£1,787.99		Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset with fan/sidelight ne 1.00sm prefinished, ironmongery.
322209	DOORSET:FD30S DOORSET SIDELIGHT OVER 1.00SM	NO	£2,055.75		Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset with sidelight ne 1.00sm prefinished, ironmongery, seals.
322211	DOORSET:FD30S DOORSET FANLIGHT SIDELIGHT NE 1SM	NO	£2,329.23		Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset with fan/sidelight ne 0.50sm prefinished, ironmongery.

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322213	DOORSET:FD30S DOORSET FANLIGHT SIDELIGHT OVER 1SM	NO	£2,683.82		Doorset:Renew any external or communal door with any size panelled, fire rated glazed or partially glazed proprietary composite FD30S doorset with fan/sidelight over 0.50sm prefinished, ironmongery.
323001	DOOR:RENEW FLUSH EXTERNAL	NO	£269.28		Door:Renew communal door with any size external quality flush door all ironmongery, weathermould, adjust stops, weatherseals, decorate to match existing and remove waste and debris.
323003	DOOR:RENEW FLUSH GLAZED EXTERNAL	NO	£322.39		Door:Renew communal door with any size external quality flush door with glazed 6.8mm laminated safety glass panel, ironmongery, weathermould, weatherseals, decorate to match existing, remove debris.
323101	DOOR:RENEW 1/2HR FLUSH FRONT DOOR	NO	£389.97		Door:Renew front door with any size 0.50hr flush firecheck door and hang on 1.5 pair butts, fix ironmongery, weathermould, intumescent strips seals etc, make good, decorate to match existing.
323103	DOOR:RENEW 1HR FLUSH FRONT DOOR	NO	£552.72		Door:Renew front door with any size 1.00hr flush firecheck door and hang on 1.5 pair butts, fix ironmongery, weathermould, intumescent strips seals etc, make good, decorate to match existing.
323105	DOOR:RENEW 1/2HR FLUSH COMMUNAL DOOR	NO	£317.89		Door:Renew communal door with any size 0.50hr FD30 flush firecheck door and hang on 1.5 pair butts, fix ironmongery, weathermould, intumescent strips seals etc, make good, decorate to match existing.
323107	DOOR:RENEW 1HR FLUSH COMMUNAL DOOR	NO	£452.79		Door:Renew communal door with any size 1.00hr FD60 flush firecheck door and hang on 1.5 pair butts, fix ironmongery, weathermould, intumescent strips seals etc, make good, decorate to match existing.

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323501	DOORSET:RENEW PVCU PANELLED GLAZED DOOR AND FRAME	NO	£526.21		Doorset:Renew any type door and frame with any size PVCu panelled/part glazed door, double glazed PVCu frame, prehung, complete with multipoint locking system, handles, threshold weather seals.
323503	DOORSET:RENEW PVCU 2 PANEL DOOR AND FRAME	NO	£559.86		Doorset:Renew any type door and frame with any size PVCu two panel/half glazed door, double glazed PVCu frame, prehung, complete with multipoint locking system, handles, threshold weather seals.
323505	DOOR:RENEW PVCU PANELLED GLAZED DOOR	NO	£463.27		Door:Renew any door with any size PVCu panelled/part glazed door, double glazed hanging to existing PVCu frame on new hinges, multipoint locking system, handles, threshold weather seals.
323507	DOOR:RENEW PVCU 2 PANEL DOOR	NO	£463.27		Door:Renew any door with any size PVCu two panel/half glazed door, double glazed, hang to existing PVCu frame on new hinges, multipoint locking system, handles, threshold weather seals.
323509	DOOR:RENEW PVCU TILT AND TURN FRENCH DOOR	IT	£1,727.61		Door:Renew any type door and frame with pair of any size ne 5.00sm PVCu french tilt/turn door, double glazed, PVCu frame, prehung, multipoint locking system, handles, threshold weather seals.
323601	DOOR:HIGHPERFORMANCE PVCU BACK DOOR	NO	£486.56		Door:Renew back door with any size panelled, glazed or partially glazed or similar proprietary high performance PVCu door, prefinished and preglazed, hang on 1.5 pair butts, ironmongery.
323603	DOOR:HIGHPERFORMANCE PVCU FRONT DOOR	NO	£522.37		Door:Renew front door with any size panelled, glazed or partially glazed or similar proprietary high performance PVCu door, prefinished and preglazed, hang on 1.5 pair butts, ironmongery.
323611	DOOR:HIGHPERFORMANCE PVCU 1/2 HOUR BACK DOORSET	NO	£581.71		Door:Renew back door with any size proprietary high performance PVCu door, frame, cill, prefinished, preglazed, all ironmongery, weathermould, fix to structure, sealant, make good, waste and debris.

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323613	DOOR:HIGH PERFORMANCE PVCU 1/2 HOUR FRONT DOORSET	NO	£647.57		Door:Renew front door with any size proprietary high performance PVCu door, frame, cill, prefinished, preglazed, all ironmongery, weathermould, fix to structure, sealant, make good, waste and debris.
324101	DOOR:EASE ADJUST INCLUDING REMOVE	NO	£15.74		Door:Ease and adjust door, hung on upto 1.5 pairs of butt hinges, including remove and rehang door as necessary and make good to butt recesses to frame and touch up decorations.
324107	DOOR:REFIX LOOSE GLAZING BEADS	NO	£8.65		Door:Refix loose glazing beads to door including bedding and sealing with sealant (per door).
324109	DOOR:RENEW PLYWOOD PANEL	NO	£31.89		Door:Renew 9mm external quality plywood panel size 610x610mm to door, including remove weatherseal, refix or renew beads, renew weatherseal and decorate to match existing.
324110	DOOR:REFIX PLYWOOD PANEL	SM	£26.90		Door:Remove and refix external quality plywood panel to door or frame, remove weatherseal, refix or renew beads, sealant, renew weatherseal, touch up decorations, remove waste and debris.
324111	DOOR:PATCH OR REPAIR DOOR STILE	NO	£27.53		Door:Patch, repair hanging or closing stile of softwood door including cut out and splice in new timber upto 600mm long, decorate to match existing and remove waste and debris.
324113	DOOR:RENEW SOFTWOOD DOOR STILE	IT	£74.59		Door:Renew closing stile to softwood door, take off, rehang door, remove, refix hinges, cut out defective stile, remove, refix panels and beads, remove, refix ironmongery, ease, adjust, redecorate.
324115	DOOR:SUPPLY AND FIX WEATHERBOARD	NO	£15.92		Door:Supply and fix preservative treated redwood weatherboard to door, bedded and pointed in sealant, cut out base of door frame to accommodate weatherboard and decorate to match existing.
324117	DOOR:PROVIDE HARDWOOD RAIN DEFLECTOR	NO	£15.79		Door:Supply and fix 50x19mm hardwood bevelled rain deflector with neoprene or rubber flexible pad at bottom, bedded in sealant and screwed to face of door.
324119	DOOR:RENEW HARDWOOD GLAZING BEADS	LM	£10.27		Door:Renew with preservative treated hardwood rebated, splayed, twice rounded glazing beads of any size and profile, mitres and ends to door, bedding/pointing with sealant, decorate to match.

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324121	DOOR:RENEW HARDWOOD DOOR STILE	IT	£99.43		Door:Renew closing stile to hardwood door, take off, rehang door, remove, refix hinges, cut out defective stile, remove, refix panels and beads, remove, refix ironmongery, ease and adjust door.
324123	DOOR:OVERHAUL EXTERNAL COMPLETE	NO	£99.78		Door:Overhaul external door and frame complete, refix all ironmongery, piece out, make good, resecure architraves, rehang door on 1.5 pair of butt hinges, ease, adjust, touch up decorations.
324125	DOOR:OVERHAUL EXTERNAL COMPLETE FANLIGHT	NO	£121.87		Door:Overhaul external door and frame and fanlight complete, remove all ironmongery, piece out make good, resecure beads, architraves, rehang door on 1.5 pair of hinges, ease, adjust, reglaze fanlight
325101	DOOR:RENEW ANY BUTT HINGE TO PVCU/COMPOSITE	NO	£12.33		Door:Renew any butt hinge to PVCu or composite door.
325103	DOOR:OVERHAUL MULTIPOINT LOCK TO PVCU/COMPOSITE	IT	£13.12		Door:Overhaul and lubricate multipoint locking system to PVCu or composite door.
325105	DOOR:RENEW MULTIPOINT LOCK TO PVCU/COMPOSITE	NO	£106.52		Door:Renew any defective or broken multipoint door locking system complete, adapt keep if necessary, including remove existing, test and leave in proper working order and remove waste and debris.
325107	DOOR:ADJUST LOCK TO PVCU/COMPOSITE	NO	£30.16		Door:Carefully remove existing PVCu or composite door lock, ease and adjust door in order to ensure correct working, refix existing lock.
325109	DOOR:RENEW LOCK CYLINDER TO PVCU/COMPOSITE	NO	£31.61		Door:Renew any type of lock cylinder to PVCu door drilling out old cylinder, replacing with new matching cylinder complete with 2 No. keys, make good, test, leave in proper working order.
325111	DOOR:RENEW LOCK CATCH OR KEEP TO PVCU/COMPOSITE	NO	£16.33		Door:Renew any door catch or keep to PVCu or composite door including all adjustment and making good necessary.
325113	DOOR:REPAIR HANDLES TO PVCU/COMPOSITE	NO	£17.44		Door:Repair any type of door handle to PVCu or composite door including carefully removing and refixing as necessary and making good.

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325115	DOOR:RENEW HANDLES TO PVCU/COMPOSITE	NO	£31.36		Door:Carefully remove existing pair of lever handles and plates and remove from site, provide and fix new set of lever handles and plates to PVCu or composite door (per set).
325117	DOOR:OVERHAUL PVCU/COMPOSITE	NO	£42.12		Door:Overhaul any PVCu or composite door, remove door from frame, ease, adjust foot of door, adjust door locking mechanisms, hinges to ensure door operates correctly, rehang door to existing frame.
325123	DOOR:RENEW PANEL NE 0.5SM TO PVCU/COMPOSITE	NO	£67.32		Door:Renew or supply and fix composite insulated panel PVCu faced both sides to PVCu door, fixed with PVCu trim, beading, carefully removing existing panel or glazing, make good, any size ne 0.50sm.
325125	DOOR:RENEW PANEL 0.5-1.0SM TO PVCU/COMPOSITE	NO	£92.57		Door:Renew or supply and fix composite insulated panel PVCu faced both sides to PVCu door, fixed with PVCu trim, beading, carefully removing existing panel or glazing, make good, any size ne 1.00sm.
325127	DOOR:RENEW LETTERPLATE TO PVCU/COMPOSITE	NO	£44.84		Door:Carefully remove existing telescopic letter plate and remove from site, provide and fix new telescopic letter plate to PVCu or composite door.
325129	DOOR:RENEW DRAUGHT-PROOFING TO PVCU/COMPOSITE	NO	£19.38		Door:Carefully remove existing draught-proofing around frame and remove from site, provide and fix new PVCu or neoprene draught-proofing to PVCu or composite door frame.
325131	DOOR:RENEW DOOR CLOSER TO PVCU/COMPOSITE	NO	£45.16		Door:Carefully remove existing surface mounted door closer and remove from site, provide and fix new surface mounted door closer to PVCu or composite door.
325133	DOOR:RENEW THRESHOLD TO PVCU/COMPOSITE	NO	£30.47		Door:Carefully remove existing threshold plate and remove from site, provide and fix new drop down threshold plate to PVCu or composite.
326105	DOOR:EASE OIL AND ADJUST STEEL	NO	£15.26		Door:Ease including force open if necessary, strip paint, file and grind edges, ease and oil hinges to steel door and touch up decorations.

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326107	DOOR:RENEW LOCK TO STEEL	NO	£85.36		Door:Renew lock to any Crittall type of steel door including remove existing and fix new, make all necessary adjustments to door frame, make good decorations and provide 2 No. keys.
327101	DOOR:EASE OIL AND ADJUST ALUMINIUM	NO	£10.25		Door:Ease including force open if necessary, strip paint, file and grind edges, ease and oil hinges to aluminium door and touch up decorations.
327103	DOOR:RENEW LOCK TO ALUMINIUM	NO	£85.36		Door:Renew lock to any type of aluminium door including remove existing and fix new, make all necessary adjustments to door and frame, make good decorations and provide 2 No. keys.
327105	PATIO DOOR:RENEW DOUBLE GLAZED ALUMINIUM DOOR	NO	£1,757.05		Patio Door:Renew any glazed doors and frame, with polyester powder coated aluminium double glazed doors and frame, frame built into opening, with ironmongery, make good and remove waste and debris.
328101	DOOR:RENEW L AND B DOOR	NO	£215.86		Door:Renew external door with any size softwood ledged and braced door faced with 20mm T, G and V jointed boarding, hang new door on one pair of hinges, ironmongery, make good, decorate to match.
328103	DOOR:RENEW FL AND B DOOR	NO	£195.77		Door:Renew external door with any size softwood framed, ledged and braced door faced with 20mm T, G and V jointed boarding, hang door on one pair of hinges, ironmongery, make good, prepare to decorate
328105	DOOR:RENEW BOARD TO LEDGED AND BRACED DOOR	IT	£18.87		Door:Renew 114x25mm preservative treated softwood tongued and grooved board to ledged and braced door and decorate to match existing.
328107	DOOR:RENEW LEDGE OR BRACE TO DOOR	IT	£12.51		Door:Renew 105x20mm preservative treated softwood ledge or brace to ledged and braced door, decorate to match existing and remove waste and debris.
328109	GARAGE FRAME:RENEW TO SIDE DOOR	NO	£221.98		Frame:Renew garage door frame with any size or profile of treated softwood door frame to suit any size single door, remove, rehang door, bed in mortar, pint with sealant, make good, decorate.



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328111	GARAGE FRAME:RENEW 25X75MM FILLET	LM	£9.90		Frame:Renew fillet ne 25 x 75mm to garage door frame including remove existing and prepare for redecoration, and remove waste and debris.
330001	DOOR:RENEW INTERNAL PLY FLUSH	NO	£129.67		Door:Renew internal door with any size ne 40mm thick plywood faced single skeleton core flush door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, prepare to decorate.
330003	DOOR:RENEW INTERNAL HARDBOARD FACED	NO	£121.53		Door:Renew internal with any size ne 40mm thick hardboard faced single skeleton core flush door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, prepare to decorate.
330005	DOOR:RENEW INTERNAL EMBOSSED PANELLED	NO	£128.07		Door:Renew internal with any size ne 40mm thick single embossed hardboard panelled door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good and prepare to decorate.
330007	DOOR:RENEW INTERNAL SOFTWOOD GLAZED	NO	£285.17		Door:Renew internal door with any size ne 40mm thick framed softwood glazed door, hang on 1.5 pair of 100mm steel butt hinges, glazing, all ironmongery, make good, prepare to decorate.
330009	DOOR:RENEW INTERNAL HARDWOOD GLAZED	NO	£320.09		Door:Renew internal with any size ne 40mm thick framed hardwood glazed door, hang on 1.5 pair of 100mm steel butt hinges, glazing, all ironmongery, make good, prepare to decorate.
330011	DOOR:RENEW INTERNAL HARDWOOD VENEERED	NO	£159.98		Door:Renew internal with any size ne 40mm thick hardwood veneered door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, prepare to decorate.
330013	DOOR:RENEW 1/2HR FIRE INTERNAL	NO	£221.82		Door:Renew internal with any size half hour plywood faced fire check flush door, hang on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, smoke seals, prepare to decorate.
330014	DOOR:RENEW 1/2HR FIRE INTERNAL - PREFINISHED	NO	£225.28		Door:Renew internal with any size half hour prefinished plywood faced fire check flush door, hang on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, smoke seals.

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330015	DOOR:RENEW 1HR FIRE INTERNAL-STANDARD SIZE	NO	£309.41		Door:Renew internal with any size one hour plywood faced fire check flush door, hang on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, smoke seals, prepare to decorate.
330016	DOOR:RENEW 1HR FIRE INTERNAL - PREFINISHED	NO	£318.68		Door:Renew internal with any size one hour prefinished plywood faced fire check flush door, hang on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, smoke seals.
330017	DOOR:RENEW 1/2HR GLAZED FIRE INTERNAL	NO	£364.50		Door:Renew internal with any size half-hour plywood faced fire check glazed flush door on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, seals, prepare to decorate.
330019	DOOR:SUPPLY AND FIX SLIDING DOOR GEAR	NO	£117.01		Door:Supply and fix sliding door gear for hanging of any internal door.
330021	DOOR:CUT OPENINGS/SUPPLY AND FIX 225X75MM VENTS	IT	£13.42		Door:Cut opening in solid or hollow core door for 225x75mm aluminium louvre ventilators and screw fix new ventilators to both faces of door.
330023	DOOR:FORM VISION PANEL TO INTERNAL	NO	£82.43		Door:Cut opening approx 500x500mm in flush door and form vision panel, glazed in Pyroshield glass, bedded in washleather strip with beads fixed with brass cups and screws and prepare for decoration.
330031	DOOR:RENEW INTERNAL PLY FLUSH - DECORATE	NO	£172.50		Door:Renew internal door with any size ne 40mm thick plywood faced single skeleton core flush door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, decorate both sides.
330032	DOOR:RENEW INTERNAL PLY FLUSH - PREFINISHED	NO	£191.02		Door:Renew internal door with any size ne 40mm thick prefinished single skeleton core flush door, all ironmongery, make good, and remove waste and debris.
330033	DOOR:RENEW INTERNAL HARDBOARD FACED - DECORATE	NO	£164.36		Door:Renew internal with any size ne 40mm thick hardboard faced single skeleton core flush door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, decorate both sides.

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330035	DOOR:RENEW INTERNAL EMBOSSED PANELLED - DECORATE	NO	£170.90		Door:Renew internal with any size ne 40mm thick single embossed hardboard panelled door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, decorate both sides.
330037	DOOR:RENEW INTERNAL SOFTWOOD GLAZED - DECORATE	NO	£323.97		Door:Renew internal door with any size ne 40mm thick framed softwood glazed door, hang on 1.5 pair of 100mm steel butt hinges, glazing, all ironmongery, make good, decorate both sides.
330039	DOOR:RENEW INTERNAL HARDWOOD GLAZED - DECORATE	NO	£349.94		Door:Renew internal with any size ne 40mm thick framed hardwood glazed door, hang on 1.5 pair of 100mm steel butt hinges, glazing, all ironmongery, make good, decorate both sides.
330041	DOOR:RENEW INTERNAL HARDWOOD VENEERED - DECORATE	NO	£188.72		Door:Renew internal with any size ne 40mm thick hardwood veneered door, hang on 1 No. pair of 100mm steel butt hinges, all ironmongery, make good, decorate both sides.
330043	DOOR:RENEW 1/2HR FIRE INTERNAL - DECORATE	NO	£264.65		Door:Renew internal with any size half hour plywood faced fire check flush door, hang on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, smoke seals, decorate both sides.
330045	DOOR:RENEW 1HR FIRE INTERNAL - DECORATE	NO	£352.24		Door:Renew internal with any size one hour plywood faced fire check flush door, hang on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, smoke seals, decorate both sides.
330047	DOOR:RENEW 1/2HR GLAZED FIRE INTERNAL - DECORATE	NO	£403.30		Door:Renew internal with any size half-hour plywood faced fire check glazed flush door on 1.5 pairs 100mm steel hinges, make good, ironmongery, intumescent strips, seals, decorate both sides.
330051	DOOR:RENEW 1/2HR FD30 FIRE INTERNAL AND STOPS	NO	£232.92		Door:Renew internal with any size FD30S plywood faced fire check flush door with all ironmongery, intumescent strips and smoke seals, 25x32mm door stop set, make good, prepare for decoration.
330053	DOOR:RENEW 1HR FD60 FIRE INTERNAL AND STOPS	NO	£331.96		Door:Renew internal with any size FD60S plywood faced fire check flush door, and stop set, steel hinges, ironmongery, intumescent strips, smoke seals, make good, prepare for decoration.

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330055	DOOR AND FRAME:UPGRADE TO FD30S	NO	£247.95		Door and Frame:Renew with any size FD30S plywood faced fire check flush door, 32mm door frame, 25x32mm stops, hinges, ironmongery, intumescent strips, smoke seals, make good, prepare for decoration.
335003	DOOR:EASE ADJUST REHANG INTERNAL NEW BUTTS	NO	£33.80		Door:Ease, reduce if required and adjust internal door, take off and rehang on new butts, adjust stops or ease rebates, make good to door and lining and touch up paintwork to match.
335005	DOOR:PATCH REPAIR INTERNAL	IT	£50.40		Door:Patch in and make good as necessary patch in softwood or hardwood door, touch up decorations to match existing.
335009	DOOR:RENEW STILE OR RAIL INTERNAL	IT	£59.57		Door:Renew any rail or stile to any type of softwood door including remove and rehang door, remove and refix hinges, locks, furniture etc. in order to effect repairs and decorate to match existing.
335011	DOOR:RENEW HARDWOOD EDGING STRIPS INTERNAL	IT	£37.02		Door:Renew hardwood edging strips to any door glued, pinned to existing door including remove, rehang door, adjust stops/ease rebates, remove, refix ironmongery. redecorate to match existing.
335091	DOOR:OVERHAUL INTERNAL COMPLETE	NO	£49.76		Door:Overhaul door frame/lining complete, remove all iron mongery, piece out, make good, resecure architraves, rehang door on 1.5 pairs of butt hinges, refix ironmongery, touch up.
341101	FRAME:RENEW SOFTWOOD EXT DOOR COMPLETE	NO	£174.46		Frame:Renew external door frame with rebated softwood door frame to suit any size single door, bed in mortar, fix to brickwork, point in sealant, rehang door, ease, adjust, make good, decorate.
341103	FRAME:RENEW SOFTWOOD EXT DOOR WITH CILL COMPLETE	NO	£186.17		Frame:Renew external door frame with rebated softwood door frame with cill to suit single door, bed in mortar, fix to brickwork, sealant, rehang door, ease, adjust, make good, decorate.
341105	FRAME:RENEW SOFTWOOD EXT DOOR FANLIGHT COMPLETE	NO	£285.38		Frame:Renew external door frame with softwood door frame, rebated and with fanlight over, to suit single door, bed in mortar, fix to brickwork, sealant, rehang door, ease, adjust, decorate.

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341151	FRAME:RENEW HARDWOOD EXT DOOR COMPLETE	NO	£247.56		Frame:Renew external door frame with rebated hardwood door frame to suit single door, remove/rehang door, bed frame, sealant, ease adjust, refix lock keep, make good, decorate to match, remove debris.
341153	FRAME:RENEW HARDWOOD EXT DOOR WITH CILL COMPLETE	NO	£268.64		Frame:Renew external door frame with rebated hardwood door frame with cill to suit single door, remove/rehang door, bed frame, sealant, ease adjust, refix lock keep, make good, decorate, remove debris
341155	FRAME:RENEW HARDWOOD EXT DOOR FANLIGHT COMPLETE	NO	£397.50		Frame:Renew external door frame with rebated hardwood door frame with glazed fanlight to suit single door, remove/rehang door, bed frame, sealant, ease adjust, refix lock keep, make good, decorate.
341201	FRAME:RENEW EXTERNAL PROPRIETARY	NO	£357.11		Frame:Renew external door frame with any rebated proprietary high performance door frame to suit single door, bed in mortar, fix to brickwork, sealant, ease, adjust, make good, architraves.
341203	FRAME:RENEW PROPRIETARY FRAME WITH CILL COMPLETE	NO	£375.89		Frame:Renew external door frame with any rebated proprietary high performance door frame with cill for single door, bed in mortar, fix to brickwork, sealant, ease, adjust, make good.
341205	FRAME:RENEW PROPRIETARY FANLIGHT COMPLETE	NO	£452.26		Frame:Renew external door frame with any rebated proprietary high performance door frame with fanlight for single door, bed in mortar, fix to brickwork, sealant, ease, adjust, make good.
341207	FRAME:RENEW PROPRIETARY FANLIGHT CILL	NO	£471.04		Frame:Renew external door frame with any rebated proprietary high performance door frame with cill and fanlight for single door, bed in mortar, fix to brickwork, sealant, ease, adjust, make good.
341301	FRAME:RENEW SOFTWOOD COMBINATION UNIT	SM	£499.83		Frame:Renew window/door frame unit with standard softwood unit, weatherstripping, ironmongery, double glazed, make good, decorate to match, opening lights.

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341401	FRAME:RENEW PREFINISHED SOFTWOOD COMBINATION UNIT	SM	£493.65		Frame:Renew window/door frame with prefinished double glazed standard softwood unit, ne 2 No. opening lights, fixed lights, weatherstrip, ironmongery, bed frame, sealant, make good (Door msd sep).
341501	FRAME:RENEW HARDWOOD COMBINATION UNIT	SM	£732.20		Frame:Renew window/door frame unit with standard hardwood unit, weatherstripping, ironmongery, double glazed, make good, decorate to match, opening lights.
341607	FRAME:RENEW PVCU COMBINATION UNIT	SM	£418.32		Frame:Renew screen/door frame/screen unit with PVCu factory double glazed combination unit, ironmongery, weatherstripping, make good to all finishes, fixed lights.
341701	WATERBAR:RENEW	NO	£19.20		Waterbar:Renew ne 914mm long proprietary waterbar screwed to timber or concrete including plugging and bedded in sealant.
341705	WATERBAR:REFIX WATERBAR	NO	£10.62		Waterbar:Lift existing proprietary waterbar, clean and refix, screw to timber and bed in sealant.
341901	WEATHERSTRIP:FIX AA TO DOOR AND FRAME	NO	£28.55		Weatherstrip:Supply and fix anodised aluminium proprietary weatherstrip to door and frame.
341903	WEATHERSTRIP:RENEW REBATED TO DOOR	NO	£33.56		Weatherstrip:Renew proprietary rebated weatherstrip to edge of timber door.
341905	CILL:RENEW OR SUPPLY AND FIX PROPRIETARY CILL	NO	£64.06		Cill:Renew or supply and fix proprietary stormproof cill or threshold to existing cill including remove/rehang door, fix new cill including adapting door and existing cill as necessary and make good.
341907	CILL:REFIX STORMGUARD THRESHOLD CILL	NO	£10.62		Cill:Refix Stormguard stormproof cill or proprietary threshold to existing cill including remove and rehang door as necessary, refix cill or threshold and make good.
341921	DRAUGHTPROOF:RENEW FOAM STRIP	LM	£3.02		Draughtproof:Renew existing or supply and fix new vinyl sheathed compressible polyurethane foam draught strip with adhesive backing to any door or window at any level.

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341923	DRAUGHTPROOF:RENEW PLASTIC BRUSH TYPE	LM	£7.28		Draughtproof:Renew existing or supply and fix new brush or pile type draught excluder with rigid PVC carrier, to any door or window at any level including fixing with pins to timber.
342105	FRAME:RENEW INTERNAL WITH STOPS AND ARCHITRAVES	NO	£101.88		Frame:Renew internal softwood door frame or lining ne 32x144mm for single door, plug to brickwork, 14x27mm softwood door stops, ne 25x75mm softwood architraves both sides, make good, decorate.
342106	FRAME:RENEW DOUBLE INTERNAL STOPS ARCHITRAVES	NO	£123.41		Frame:Renew internal door frame or lining with new softwood lining ne 32x144mm to suit pair of internal flush doors, 14x27mm door stops and ne 25x75mm architraves both sides, make good, decorate.
342107	FRAME:RENEW INTERNAL STOPS+ARCHS+DOOR REMOVAL	NO	£124.32		Frame:Renew internal softwood door frame or lining ne 32x144mm for single door, remove, rehang door, 14x27mm softwood door stops, ne 25x75mm softwood architraves both sides, make good, decorate.
342108	FRAME:RENEW DOUBLE INTERNAL STOPS+ARCHS+DOOR REM	NO	£150.86		Frame:Renew internal frame or lining with new softwood lining ne 32x144mm to suit pair of internal flush doors, 14x27mm door stops, 25x75mm architraves both sides, rehang doors, make good, decorate.
342110	FRAME:RENEW INTERNAL DOUBLE FANLIGHT ARCH STOPS	NO	£212.16		Double Frame:Renew internal door frame or lining with fanlight over to pair of internal doors, 32x144mm softwood door lining with glazed fanlight, stops and architraves both sides, make good, decorate
342115	FRAME:RENEW INTERNAL FANLIGHT ARCHITRAVE STOPS	NO	£164.36		Frame:Renew internal door frame or lining with fanlight over with 32x144mm softwood door lining with fanlight for single door, plug to brickwork, fanlight glazed, with new architraves and stops.
342301	FRAME:RENEW CLOSING EXTERNAL SOFTWOOD JAMB	NO	£56.58		Frame:Renew closing jamb of single external door frame, joint new any size and profile treated softwood door frame, bed in mortar, fixed to brickwork, take off and refix stop and architrave.

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342302	FRAME:RENEW CLOSING EXTERNAL HARDWOOD JAMB	NO	£69.43		Frame:Renew closing jamb of single external door frame, joint new any size and profile treated hardwood door frame, bed in mortar, fixed to brickwork, take off and refix stop and architrave.
342303	FRAME:RENEW HANGING EXTERNAL SOFTWOOD JAMB	NO	£66.59		Frame:Renew hanging jamb of single external door frame, remove, rehang door, joint new any size profile treated softwood door frame to head frame, bed in mortar, fix to brickwork, make good, decorate.
342304	FRAME:RENEW HANGING EXTERNAL HARDWOOD JAMB	NO	£79.45		Frame:Renew hanging jamb of single external door frame, remove, rehang door, joint new any size profile treated hardwood door frame to head frame, bed in mortar, fix to brickwork, make good, decorate.
342307	FRAME:SPLICE EXTERNAL REPAIR NE 1.0M	NO	£36.15		Frame:Cut out and splice new piece ne 1.00m long into external door frame, remove, rehang door, remove, refix keep, ease, adjust, make good, point with sealant, and decorate to match existing.
342309	FRAME:REFIX LOOSE EXTERNAL FRAME	NO	£37.00		Frame:Remove and refix loose external door frame, including remove and refix door and one set of architraves, touch up decorations and renew sealant and remove waste and debris.
342311	FRAME:REPAIR AFTER FORCED ENTRY	NO	£20.75		Frame:Repair external door frame after forced access, cut out and splice in new piece to frame, remove and refix keep or hinge and touch up decoration.
342313	FRAME:RAKE OUT AND REPOINT EXTERNAL SEALANT	LM	£2.41		Frame:Rake out and repoint external door frame with sealant.
342315	FRAME:RENEW HARDWOOD CILL	NO	£87.16		Frame:Renew any size hardwood cill to door frame including remove cill, remove, rehang door, fix new cill, bed in mortar, new water bar, decorate, make good to all finishes.
342317	FRAME:RENEW INTERNAL CLOSING JAMB	NO	£47.89		Frame:Renew closing jamb of single internal door frame with any size and any profile softwood door frame, jointed to head, plug to brickwork, renew 14x27mm stop and refix architraves, make good.



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342321	FRAME:SPLICE INTERNAL REPAIR	NO	£27.57		Frame:Cut out and splice new piece ne 1.00mm long into internal door frame, remove/rehang door, ease and adjust, make good butt recesses in frame, remove/refix architraves and stops, decorate.
342323	FRAME:REFIX LOOSE INTERNAL DOOR FRAME	NO	£26.24		Frame:Remove and refix loose internal door frame, including remove and refix door and two sets of architraves, make good finishes and touch up decorations.
342325	FRAME:REPAIR LOOSE INTERNAL FRAME JOINTS	NO	£10.50		Frame:Repair loose or open joints to internal door frame, glue joints, screw as necessary, clamp up joints and touch up decorations.
342501	STOP:RENEW SOFTWOOD DOOR STOP SET	IT	£19.46		Stop:Renew any size upto 25x50mm planted softwood door stop set to door frame and prepare for redecoration and remove waste and debris.
342505	STOP:REFIX LOOSE DOOR SET	IT	£4.37		Stop:Refix any loose door stop set to door frame, glued, screwed in accordance with BS459 Part 2 to door frame, adjust to accommodate firecheck door, prepare for redecoration, remove waste and debris.
342507	STOP:RENEW OR SUPPLY 25X50MM SOFTWOOD FIRE DOOR	IT	£27.01		Stop:Renew or supply any door stop with 25x50mm softwood door stop set to fire check door, glued, screwed in accordance with BS459 Part 2 to door frame, prepare for redecoration, remove debris.
342511	STOP:RENEW HARDWOOD DOOR STOP SET	IT	£26.64		Stop:Renew any size upto 25x50mm planted hardwood door stop set to door frame and decorate to match existing, remove waste and debris.
342513	STOP:RENEW OR SUPPLY 25X50MM FIRE DOOR STOP	IT	£25.82		Stop:Renew or supply any door stop with 25x50mm hardwood door stop set to fire check door, glued, screwed in accordance with BS459 Part 2 to door frame and prepare for redecoration.
343103	INTUMESCENT STRIP:RENEW UPTO 1 HOUR	LM	£5.70		Intumescent Strip:Renew or supply and fix new 18 x 4mm intumescent strip, upto one hour application, and setting into groove in timber frame or door.

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343107	INTUMESCENT STRIP:RENEW UPTO 1 HOUR SMOKE SEAL	LM	£5.94		Intumescent Strip:Renew or supply and fix new intumescent strip, one hour application, with integral cold smoke seal and setting into groove in timber frame or door.
343111	INTUMESCENT STRIP:RENEW UPTO 1 HOUR TO GLASS	LM	£7.45		Intumescent Strip:Renew or supply and fix new 12 x 4mm intumescent strip, upto one hour application, and fixing to glass behind glazing beads.
343113	SMOKE SEAL:RENEW TO FRAME 1/2 HOUR	LM	£5.49		Smoke Seal:Renew or supply and fix new 10x4mm cold smoke seal, half hour application and setting into groove in timber frame or door.
345201	DOORS:RENEW PAIR L AND B TO GARAGE	IT	£610.04		Door:Renew garage doors with new pair of softwood ledged, braced and matchboarded doors to suit size of existing opening, hang each on one pair of 450mm tee hinges, transfer ironmongery, decorate.
345203	GARAGE DOOR:EASE ADJUST INCLUDING REMOVE	NO	£72.51		Door:Ease and adjust pair of garage doors, each hung on pair of tee hinges, including remove and rehang doors, make good to frame and touch up decorations and remove waste and debris.
345205	DOOR:RENEW SINGLE LEAF L AND B TO GARAGE	IT	£279.72		Door:Renew single leaf of garage doors with 45mm softwood preservative treated ledged, braced, matchboarded door to suit existing opening, existing lock and bolts, make good, prepare for redecoration.
345207	DOOR:OVERHAUL PAIR GARAGE	NO	£66.12		Door:Overhaul pair of any size timber garage doors, ease and adjust, remove, rehang, splice in repairs, remove, refix or renew ironmongery, make good, touch up decorations, remove waste and debris.
345401	GARAGE DOOR:RENEW METAL UP AND OVER	IT	£770.67		Garage Door:Renew any garage door with pre primed metal up and over garage door, overall size ne 2.438x2.055m complete with all ironmongery and hang to existing frame, make good, and decorate.

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345403	GARAGE DOOR:RENEW METAL UP AND OVER AND FRAME	IT	£909.48		Garage Door:Renew any garage door with pre primed metal up and over garage door, overall size ne 2.438x2.055mwith new frame, ironmongery, fix frame to structure, make good, decorate, remove debris.
345601	GARAGE DOOR:REMOVE AND REFIX UP AND OVER	IT	£75.82		Garage Door:Take down and rehang metal up and over garage door, ease and adjust operating mechanism and leave operational, and prepare for redecoration and remove waste and debris.
345602	GARAGE DOOR:EASE AND ADJUST UP AND OVER	IT	£30.76		Garage Door:Ease and adjust operating mechanism to metal up and over garage door and leave operational.
345603	GARAGE DOOR:REPAIR UP AND OVER METAL	IT	£49.89		Garage Door:Repair any metal up and over garage door including remove fittings and door, straighten/repair dents and holes, rehang door, fittings and ease, and touch up decorations.
345605	GARAGE DOOR:RENEW SPINDLE/ROLLER/CABLE	NO	£31.99		Garage Door:Renew spindle, roller and cable assembly to metal up and over garage door and adjust.
345607	GARAGE DOOR:RENEW LOCKING BAR TO UP AND OVER	NO	£24.65		Garage Door:Renew locking bar to metal up and over garage door and adjust.
345609	GARAGE DOOR:RENEW LOCK HANDLE TO UP AND OVER	NO	£28.31		Garage Door:Renew lock handle to metal up and over garage door, adjust and provide two new keys to tenant.
345611	GARAGE DOOR:RENEW LOCK TO UP AND OVER	NO	£34.54		Garage Door:Renew lock to metal up and over garage door, including redrill for fixing bolts and alter door to receive new lock and collect and return keys to tenant.
345613	GARAGE DOOR:RENEW ROLLERS AND CHANNELS	IT	£92.87		Garage Door:Renew set of rollers and guide channels to any metal up and over garage door, adjust and leave operational, make good as necessary and remove waste and debris.
345615	GARAGE DOOR:SUPPLY COUNTERBALANCE DOOR SPRING	NO	£46.79		Garage Door:Supply and fix new or renew any counterbalance door spring to up and over garage door including removing existing fitting, adjust and leave operational, make good as necessary.
345617	GARAGE DOOR:RENEW KEEP	NO	£14.11		Garage Door:Renew keep to any type of garage door lock including removing existing fitting and make good operational, make good as necessary and remove waste and debris.

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345619	GARAGE DOOR:RENEW SUPPORT ARM	IT	£22.28		Garage Door:Renew support arm to any metal up and over garage door, adjust and leave operational, make good operational, make good as necessary and remove waste and debris.
345701	GARAGE FRAME:RENEW COMPLETE	IT	£160.54		Garage Frame:Renew garage door frame with matching treated softwood frame to suit any size or type of door, remove, rehang, fix new frame into position, point with sealant, make good, decorate.
345703	GARAGE FRAME:RENEW HEAD OR JAMB	NO	£61.67		Garage Frame:Renew head or jamb member to any type or size garage door frame with matching treated softwood member, remove, rehang door, fix new member, point with sealant, make good, decorate.
350001	LINING:TAKE DOWN AND CLEAR	SM	£3.50		Wall:Take down any type of sheet wall linings, clear away and denail studding, areas over 1.00sm, and remove waste and debris.
350005	PANELLING:RENEW IN HARDBOARD	SM	£22.80		Panelling:Remove existing hardboard panelling and renew with 3.2mm faced hardboard panelling fixed to softwood with brass cups and screws and remove waste and debris.
350007	PANELLING:RENEW IN MAHOGANY PLYWOOD	SM	£37.53		Panelling:Remove existing panelling and renew with 6mm mahogany veneered plywood panelling fixed to softwood with brass cups and screws and remove waste and debris.
350009	LINING:RENEW 6MM FIBREBOARD	SM	£20.61		Lining:Remove existing fibreboard lining to wall, ceiling or soffit and renew with 6mm fibreboard lining fixed to softwood, all labours, and remove waste and debris.
350011	LINING:RENEW 12MM FIBREBOARD	SM	£28.74		Lining:Remove existing fibreboard lining to wall, ceiling or soffit and renew with 12mm fibreboard lining fixed to softwood, all labours, and remove waste and debris.
350013	LINING TO SHOWER ROOMS:INSTALL 19MM WBP	SM	£36.37		Lining to Shower Rooms: Supply and fix 19mm WBP plywood lining to walls of shower or wet rooms boards fixed to existing wall, labours, sealant, prepare to receive tiling, remove waste and debris.

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350015	LINING TO SHOWER ROOMS:INST PROPRIETARY FOR TILING	SM	£38.73		Lining to Shower Rooms: Supply and fix 12mm proprietary lining boards to walls of shower rooms, boards fixed to existing wall, labours, sealant, prepare to receive tiling, remove waste and debris.
350017	ACRYLIC LINING TO SHOWER ROOMS:INSTALL PROPRIETARY	SM	£95.44		Acrylic lining to Shower Rooms: Supply and install coloured proprietary acrylic faced laminated shower/wet room wall panelling, fixed with adhesive, support battens, all labours, cutting, sealant.
351001	STAIRCASE:RENEW SOFTWOOD NOSING TO TREAD	NO	£25.69		Staircase:Renew rounded softwood nosing to tread, housed into string including all wedges and blocks glued and screwed to face of existing tread, and decorate to match existing.
351002	STAIRCASE:RENEW COVER FILLET TO TREAD	NO	£4.86		Staircase:Renew softwood cover fillet, glued and screwed to face of riser and to underside of tread, decorate to match existing and remove waste and debris.
351003	STAIRCASE:RENEW TREAD AND RISER UNIT	NO	£57.37		Staircase:Renew rounded softwood tread and plywood riser to staircase tread housed into strings and including all wedges and blocks, glued and screwed and decorate to match existing.
351004	STAIRCASE:RENEW TREAD	NO	£53.79		Staircase:Renew softwood tread to staircase housed into strings, including all wedges and blocks, glued and screwed, prepare for redecoration.
351005	STAIRCASE:RENEW WINDER TREAD-300MM	NO	£47.13		Staircase:Renew softwood winder tread to staircase 300mm extreme width, including cutting to size and fix in place from underside of staircase and decorate to match existing.
351007	STAIRCASE:RENEW NEWEL POST	NO	£69.12		Staircase:Renew ne 100x100mm softwood newel or half newel post ne 1.50m high, including cut to length, fix to place, decorate to match existing and remove waste and debris.
351008	STAIRCASE:RENEW RISER UNIT	NO	£25.74		Staircase:Renew plywood riser to staircase tread housed into strings, all wedges and blocks, glued and screwed, decorate to match existing, remove/reinstate soffit to staircase, remove debris.

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351009	STAIRCASE:RENEW SOFTWOOD BALUSTER	NO	£18.04		Staircase:Renew 25x25mm softwood baluster housed at each end to string and handrail, decorate to match existing and remove waste and debris.
351010	STAIRCASE:RENEW INTERMEDIATE RAIL	LM	£21.08		Staircase:Renew ne 25x125mm softwood intermediate rail housed at each end to newel post and fixed to balusters, decorate to match existing and remove waste and debris.
351011	STAIRCASE:SPLICE TO STRING NE 0.5M	NO	£44.07		Staircase:Renew section of wall or outer string to staircase ne 500mm long, splice in new section including remove and refix treads and risers as necessary and decorate to match existing.
351013	STAIRCASE:REFIX LOOSE TREAD	NO	£10.25		Staircase:Refix any loose tread by screwing through tread into top edge of riser (where there is no access to underside of staircase).
351015	STAIRCASE:REFIX LOOSE NEWEL POST	NO	£18.49		Staircase:Refix any loose newel post, any length, including remove and refix treads and risers if necessary, make good decorations to match existing.
351017	STAIRCASE:REFIX LOOSE BALUSTER	NO	£5.49		Staircase:Refix any loose stair baluster, any size and length including fixing to string and handrail as necessary, make good decorations to match existing.
351019	STAIRCASE:OVERHAUL	IT	£97.37		Staircase:Overhaul existing staircase, clean off stair treads, landings, punch in nail heads, screw down all loose boards etc. securely fix existing balustrades, wedge treads, riser make good.
352001	HANDRAIL:RENEW 44X69MM NEWEL TYPE	LM	£40.24		Handrail:Renew 44x69mm half round softwood handrail, including ramps and shaped ends, fixed between staircase newel posts, remove and refix balustrading and decorate to match existing.
352003	HANDRAIL:RENEW 32X119MM NEWEL TYPE	LM	£47.11		Handrail:Renew 32x119mm rounded softwood handrail including ramps and shaped ends fixed between staircase newel posts, remove and refix balustrading and decorate to match existing.
352005	HANDRAIL:RENEW 44X69MM ON BRACKETS	LM	£23.72		Handrail:Renew with 44x69mm half round softwood handrail including ramps and shaped ends, fixed to existing brackets and decorate to match existing.

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352007	HANDRAIL:RENEW 32X119MM ON BRACKETS	LM	£24.15		Handrail:Renew with 32x119mm rounded softwood handrail including ramps and shaped ends fixed to existing brackets and decorate to match existing and remove waste and debris.
352009	HANDRAIL:SUPPLY SOFTWOOD MOPSTICK INC BRACKETS	LM	£26.40		Handrail:Supply and fix 50x50mm softwood mopstick handrail on and including brackets, fixed to walls, make good finishes and decorate.
352010	HANDRAIL:SUPPLY HARDWOOD MOPSTICK INC BRACKETS	LM	£34.11		Handrail:Supply and fix 50x50mm hardwood mopstick handrail on and including brackets, plugged and screwed to walls and decorate to match existing and remove waste and debris.
352011	HANDRAIL:SUPPLY OR RENEW GALVANISED MS BRACKET	NO	£13.17		Handrail:Supply and fix or renew galvanised mild steel handrail bracket, fix to wall, and including any necessary plugging and make good plasterwork and decorate to match existing.
352013	HANDRAIL:REFIX LOOSE BRACKET	NO	£10.74		Handrail:Refix loose handrail bracket and including any necessary plugging to wall and make good plasterwork and decorations to match existing.
352015	HANDRAIL:SUPPLY AND FIX PATRESS	NO	£8.72		Handrail:Supply and fix new patress to wall and including any necessary plugging and make good plasterwork and decorations to match existing.
352017	HANDRAIL:REFIX ON BRACKETS	LM	£8.75		Handrail:Refix handrail, fixed to existing brackets and make good decorate to match existing.
361001	STOOL:RENEW TO CYLINDER	NO	£81.60		Stool:Renew stool for hot water cylinder, with 144x32mm bearers, 50x50mm legs, 69x32mm cross bearers, 19mm plywood top, remove and replace cylinder, test.
361021	TANK STAND:NEW FOR CWST IN LOFT	NO	£85.70		Tank Stand:Construct new tank stand in loft to suit any size or type CWST ne 227 litres 19mm thick plywood base on two 150x50mm bearers and 100x38mm cross bearers at 300mm maximum centres.
361023	TANK STAND:NEW REMOVE AND REFIX TANK IN LOFT	NO	£179.82		Tank Stand:Construct new or renew tank stand in loft to suit any size or type CWST ne 227 litres 19mm thick plywood base on two bearers and cross bearers, drain supply, disconnect, reconnect tank.

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362001	HANGING RAIL:SUPPLY 25MM DIAMETER	LM	£15.04		Hanging Rail:Supply and fix 25mm diameter plastic coated steel tubular hanging rail, ne 3.00m long, each end housed into and including 100x38mm softwood bearers or chromium plated sockets.
362002	HANGING RAIL:REMOVE AND REFIX	IT	£5.25		Hanging Rail:Remove, set aside and later refix any length of chromium plated or plastic coated steel hanging rail to existing bearers or sockets.
362003	HOOK:SUPPLY AND FIX HAT AND COAT HOOK	NO	£7.07		Hook:Supply and fix or refix anodised aluminium hat and coat hook.
362050	HAT AND COAT RAIL:RENEW OR SUPPLY COMPLETE	LM	£43.22		Hat Coat Rail:Renew or supply and fix 20x70mm twice rounded wrot softwood hat and coat rail 1.00m long fixed to structure, decorate and supply and fix 3 No. anodised aluminium hat and coat hooks.
363001	CURTAIN BATTEN:RENEW OR FIX NEW	LM	£8.28		Curtain Batten:Renew or supply and fix new ne 25x75mm wrot softwood curtain batten remove/rehang rails and curtains, fix new batten to any background, make good, decorate to match existing.
363011	CURTAIN TRACK:RENEW INCLUDING RUNNERS	LM	£11.32		Curtain Track:Renew or supply and fix new proprietary plastic curtain track system of any type and fixing to any type of background, plugging, screwing and make good as necessary.
371001	KITCHEN UNIT:RENEW SINGLE BASE TO MATCH EXISTING	NO	£155.72		Kitchen Unit:Renew any size or type of prefinished single base unit to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.
371003	KITCHEN UNIT:RENEW DOUBLE BASE TO MATCH EXISTING	NO	£212.57		Kitchen Unit:Renew any size or type of prefinished double base unit to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.
371005	KITCHEN UNIT:RENEW CORNER BASE TO MATCH EXISTING	NO	£252.06		Kitchen Unit:Renew any size or type of prefinished corner base unit to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.



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371007	KITCHEN UNIT:RENEW TALL FLOOR TO MATCH EXISTING	NO	£252.21		Kitchen Unit:Renew any size or type of prefinished tall floor unit to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.
371009	KITCHEN UNIT:RENEW SINGLE WALL TO MATCH EXISTING	NO	£106.65		Kitchen Unit:Renew any size or type of prefinished single wall unit, any height to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.
371011	KITCHEN UNIT:RENEW DOUBLE WALL TO MATCH EXISTING	NO	£144.70		Kitchen Unit:Renew any size or type of prefinished double wall unit, any height, to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.
371013	KITCHEN UNIT:RENEW CORNER WALL TO MATCH EXISTING	NO	£124.07		Kitchen Unit:Renew any size or type of prefinished corner wall unit, any height, to match existing, plug and scribe to walls, any necessary grounds, make good to all finishes.
371021	KITCHEN UNIT:RENEW SINGLE BASE 300X500	NO	£128.62		Kitchen Unit:Renew any type of prefinished complete single 300x500mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.
371023	KITCHEN UNIT:RENEW SINGLE BASE 600X500	NO	£153.26		Kitchen Unit:Renew any type of prefinished complete single 600x500mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.
371025	KITCHEN UNIT:RENEW SINGLE BASE 300X600	NO	£134.78		Kitchen Unit:Renew any type of prefinished complete single 300x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.
371027	KITCHEN UNIT:RENEW SINGLE BASE 400X600	NO	£137.24		Kitchen Unit:Renew any type of prefinished complete single 400x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.

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371029	KITCHEN UNIT:RENEW SINGLE BASE 500X600	NO	£139.71		Kitchen Unit:Renew any type of prefinished complete single 500x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.
371031	KITCHEN UNIT:RENEW SINGLE BASE 600X600	NO	£140.94		Kitchen Unit:Renew any type of prefinished complete single 600x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.
371033	KITCHEN UNIT:RENEW DOUBLE BASE 800MM	NO	£187.93		Kitchen Unit:Renew any type of prefinished complete double 800x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.
371035	KITCHEN UNIT:RENEW DOUBLE BASE 1000MM	NO	£187.93		Kitchen Unit:Renew any type of prefinished complete double 1000x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.
371037	KITCHEN UNIT:RENEW DOUBLE BASE 1200MM	NO	£311.13		Kitchen Unit:Renew any type of prefinished complete double 1200x600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.
371039	KITCHEN UNIT:RENEW CORNER BASE 800MM	NO	£302.51		Kitchen Unit:Renew any type of prefinished complete 800x600mm corner base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.
371041	KITCHEN UNIT:RENEW CORNER BASE 1000MM	NO	£307.43		Kitchen Unit:Renew any type of prefinished complete 1000x600mm corner base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.

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371043	KITCHEN UNIT:RENEW CORNER BASE 1200MM	NO	£323.45		Kitchen Unit:Renew any type of prefinished complete 1200x600mm corner base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed.
371045	KITCHEN UNIT:RENEW LARDER UNIT	NO	£249.53		Kitchen Unit:Renew any type of prefinished complete tall larder floor unit, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.
371047	KITCHEN UNIT:RENEW APPLIANCE UNIT 1950MM	NO	£266.62		Kitchen Unit:Renew any type of prefinished complete 600x600x1950mm high appliance housing unit, plug and scribe to walls, any necessary grounds, make good to all finishes, remove waste and debris.
371049	KITCHEN UNIT:RENEW APPLIANCE UNIT 600MM	NO	£128.64		Kitchen Unit:Renew any type of prefinished complete 1000x600x600mm high appliance housing unit, plug and scribe to walls, any necessary grounds, make good all wall and floor finishes disturbed.
371051	KITCHEN UNIT:RENEW SINGLE WALL 300X300 900MM HIGH	NO	£86.50		Kitchen Unit:Renew any type of prefinished complete single 300x300mm wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes. And remove waste and debris.
371053	KITCHEN UNIT:RENEW SINGLE WALL 400X300 900MM HIGH	NO	£100.05		Kitchen Unit:Renew any type of prefinished complete single 400x300mm wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes. And remove waste and debris.
371055	KITCHEN UNIT:RENEW SINGLE WALL 500X300 900MM HIGH	NO	£113.60		Kitchen Unit:Renew any type of prefinished complete single 500x300mm wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes. And remove waste and debris.

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371057	KITCHEN UNIT:RENEW SINGLE WALL 600X300 900MM HIGH	NO	£124.69		Kitchen Unit:Renew any type of prefinished complete single 600x300mm wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes. And remove waste and debris.
371059	KITCHEN UNIT:RENEW DOUBLE WALL 1000X300 500MM HIGH	NO	£138.35		Kitchen Unit:Renew any type of prefinished complete double 1000x300mm wall unit, 500mm high, plug and scribe to walls, any necessary grounds, make good to all finishes. And remove waste and debris.
371061	KITCHEN UNIT:RENEW DOUBLE WALL 1000X300 900MM HIGH	NO	£145.74		Kitchen Unit:Renew any type of prefinished complete double 1000x300mm wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes. And remove waste and debris.
371063	KITCHEN UNIT:RENEW DOUBLE WALL 1200X300 500MM HIGH	NO	£193.79		Kitchen Unit:Renew any type of prefinished complete double 1200x300mm wall unit, 500mm high, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.
371065	KITCHEN UNIT:RENEW DOUBLE WALL 1200X300 900MM HIGH	NO	£218.43		Kitchen Unit:Renew any type of prefinished complete double 1200x300mm wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.
371067	KITCHEN UNIT:RENEW CORNER WALL 500X300 500MM HIGH	NO	£139.61		Kitchen Unit:Renew any type of prefinished complete 500x300mm corner wall unit, 500mm high, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.
371068	KITCHEN UNIT:RENEW CORNER WALL 500X300 900MM HIGH	NO	£164.25		Kitchen Unit:Renew any type of prefinished complete 500x300mm corner wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.

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371069	KITCHEN UNIT:RENEW CORNER WALL 600X300 500MM HIGH	NO	£124.83		Kitchen Unit:Renew any type of prefinished 600x300mm corner wall unit, 500mm high, plug and scribe to walls, any necessary grounds, make good to all finishes.
371070	KITCHEN UNIT:RENEW CORNER WALL 600X300 900MM HIGH	NO	£149.47		Kitchen Unit:Renew any type of prefinished complete 600x300mm corner wall unit, 900mm high, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.
371071	KITCHEN UNIT:RENEW DRAWER PACK 500X600	NO	£334.63		Kitchen Unit:Renew any type of prefinished complete 500x600mm drawer pack unit, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.
371073	KITCHEN UNIT:RENEW DRAWER PACK 600X600	NO	£334.63		Kitchen Unit:Renew any type of prefinished complete 600x600mm drawer pack unit, plug and scribe to walls, any necessary grounds, make good to all finishes, and remove waste and debris.
371074	KITCHEN UNIT:RENEW COOKER HOOD COVER	NO	£105.40		Kitchen Unit:Renew any type of prefinished 600mm wide x 300mm deep x 250mm high cooker hood cover unit plug and scribe to walls, any necessary grounds, make good, remove waste and debris.
372001	WORKTOP:RENEW NE 40MM THICK POST FORMED	LM	£58.76		Worktop:Renew with high density waterproof MR chipboard worktop ne 40mm thick, 1.3mm laminated sheet, post formed one edge, reverse compensated, veneer edges, silicone seal, splashback.
372002	WORKTOP:RENEW NE 40MM THICK DOUBLE POST FORMED	LM	£75.09		Worktop:Renew with high density waterproof MR chipboard worktop ne 40mm thick, 1.3mm laminated sheet, post formed two edges, reverse compensated, veneer edges, silicone seal, splashback.
372005	WORKTOP:REMOVE AND REFIX	LM	£11.89		Worktop:Remove and securely refix any width worktop including seal joint to wall with waterproof sealant and make good damaged and renew any missing wall tiles.
372007	WORKTOP:RENEW VENEER EDGING	LM	£8.67		Worktop:Renew 1.3mm laminated sheet veneer edging to worktop or edge of cupboard door fixed with adhesive.

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372009	WORKTOP:PROVIDE FLY END PANEL	NO	£61.12		Worktop:Supply and fix 18mm chipboard end panel melamine faced both sides, PVC lipped on all edges or vinyl wrap MDF, 600x870mm high, fixed to worktop and floor with plastic angle brackets.
372011	WORKTOP:RENEW GALLOWS BRACKET	NO	£19.74		Worktop:Renew gallows bracket overall 305x458mm made out of 50x38mm softwood plugged and screwed to wall and decorate to match existing.
372013	WORKTOP:RENEW LEG TO WORKTOP	NO	£31.97		Worktop:Renew chromium plated metal support leg to worktop with flange plates screwed to floor and worktop.
372017	WORKTOP:RENEW JOINT STRIP	NO	£15.64		Worktop:Renew aluminium joint strip between worktops including remove and refix worktops as necessary and make good.
372019	WORKTOP:25X25MM EDGE TRIM	LM	£10.37		Worktop:Supply and fix 25x25mm PVC/aluminium edge trim holed and screwed to softwood.
372021	WORKTOP:PROVIDE COVERBEAD	NO	£9.25		Worktop:Supply and fix proprietary aluminium L shaped cover bead rounded at end, screwed to edge of chipboard worktop.
373001	KITCHEN UNIT:REMOVE AND REFIX ANY TYPE	NO	£22.48		Kitchen Unit:Remove and refix any kitchen unit including replug and screw to walls and make good to all finishes.
373005	KITCHEN UNIT:RENEW BLOCKBOARD DOOR	NO	£87.64		Kitchen Unit:Renew blockboard door to any kitchen unit fit and hang on pair of 50mm butt hinges, ease and adjust, including housing out unit for hinges and decorate to match existing.
373007	KITCHEN UNIT:RENEW BASE UNIT DOOR	NO	£70.89		Kitchen Unit:Renew base unit door with melamine faced and edged chipboard or vinyl wrap door, including pair of spring loaded concealed hinges, fit and hang, ease and adjust.
373009	KITCHEN UNIT:RENEW WALL UNIT DOOR	NO	£57.49		Kitchen Unit:Renew any height wall unit door with melamine faced and edged chipboard door to match existing, including pair of spring loaded concealed hinges, fit and hang, ease and adjust.
373011	KITCHEN UNIT:RENEW TALL FLOOR UNIT DOOR	NO	£104.55		Kitchen Unit:Renew tall floor unit door with melamine faced and edged chipboard door to match existing, including pair of spring loaded concealed hinges, fit and hang, ease and adjust.

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373013	KITCHEN UNIT:RENEW CUPBOARD BACK	NO	£29.77		Kitchen Unit:Renew cupboard back with 3mm self finished hardboard, size approximately up to 1200mm wide x 900mm high.
373015	KITCHEN UNIT:RENEW SHELF TO UNIT	NO	£15.45		Kitchen Unit:Renew shelf to base or wall unit with 19mm thick melamine faced and edged or vinyl wrap chipboard, fixed to existing bearers.
373019	KITCHEN UNIT:RENEW BOTTOM SHELF	NO	£17.96		Kitchen Unit:Renew bottom shelf to base unit with 19mm thick melamine faced and edged chipboard or vinyl wrapped MDF, ne 575mm deep x 1150mm wide overall, cut and fit to unit.
373021	KITCHEN UNIT:RENEW SIDE PANEL	NO	£45.78		Kitchen Unit:Renew side panel to any base unit with melamine faced and edged or vinyl wrap chipboard replacement panel including cut and fit to unit.
373023	KITCHEN UNIT:RENEW PLINTH	NO	£14.79		Kitchen Unit:Renew plinth to any base unit with melamine faced and edged chipboard or vinyl wrap MDF plinth including cut and fit to unit.
373027	KITCHEN UNIT:RENEW DRAWER BOX COMPLETE	NO	£62.93		Kitchen Unit:Renew drawer to kitchen unit with proprietary plastic drawer box complete with runners, remove existing front from old drawer and refix to new drawer box, test, adjust.
373045	KITCHEN UNIT:RENEW OR INSTALL CHILD LOCK	IT	£18.68		Kitchen Unit:Renew or supply and install child proof locks to any type of kitchen unit including removing existing if applicable, cutting out, adjusting door, piecing in and make good.
373049	KITCHEN UNIT:OVERHAUL ANY TYPE	NO	£31.49		Kitchen Unit:Overhaul any kitchen unit including refix to wall, ease and adjust doors, renew or refix hinges, pull handles, child locks, drawer fronts, reglue loose veneers, adjust runners, make good.
373051	KITCHEN UNIT:RENEW PELMET	LM	£16.17		Kitchen Unit:Renew pelmet to any wall units with melamine faced and edged or vinyl wrap chipboard replacement plinth including cut and fit to unit.
373053	KITCHEN UNIT:RENEW CORNICE	LM	£16.17		Kitchen Unit:Renew cornice to any wall units with melamine faced and edged or vinyl wrap chipboard replacement plinth including cut and fit to unit.

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373055	KITCHEN UNIT:RENEW UPSTAND TO WORKTOP	LM	£10.81		Kitchen Unit:Renew upstand to worktop with melamine faced and edged or vinyl wrap chipboard replacement plinth including cut and fit to unit.
375003	WARDROBE:EASE AND ADJUST INCLUDING REMOVE	NO	£20.13		Wardrobe:Ease and adjust any hanging, sliding or sliding/folding door, including removing and refixing door, make good and touch up decorations.
375005	WARDROBE:PATCH OR REPAIR	NO	£18.69		Wardrobe:Carry out any patch or repair to door, framing or casework of any fitted wardrobe including cut out and splice in new timber upto 600mm long, make good, decorate to match existing.
375007	WARDROBE:RENEW HINGE	NO	£12.02		Wardrobe:Renew butt or concealed hinge to door including removing existing, adjustment and realignment of door, make good and touch up decorations as necessary.
375009	WARDROBE:OVERHAUL REPAIR SLIDING GEAR	IT	£32.46		Wardrobe:Overhaul and repair any existing sliding or sliding/folding door gear to fitted wardrobe, remove and refix door(s), lubricate as necessary and leave in working order.
375011	WARDROBE:RENEW SLIDING GEAR	IT	£120.12		Wardrobe:Renew any sliding or sliding/folding door gear to fitted wardrobe, remove and refix door(s), make good and touch up decorations as necessary.
375013	WARDROBE:RENEW DOOR HANDLE	NO	£11.46		Wardrobe:Renew any door handle to fitted wardrobe, remove existing fitting, make good and touch up decorations as necessary.
375015	WARDROBE:RENEW ANY LOCK	NO	£13.91		Wardrobe:Renew any lock to fitted wardrobe, remove existing fitting, make good and touch up decorations as necessary.
375057	KITCHEN UNITS:RENEW DOOR OR DRAWER HANDLES NE 5	NO	£32.68		Kitchen Units:Renew all door or drawer handles as instructed by the Client's Representative (upto 5 handles renewed in one kitchen).
375059	KITCHEN UNITS:RENEW DOOR OR DRAWER HANDLES NE 10	NO	£61.68		Kitchen Units:Renew all door or drawer handles as instructed by the Client's Representative (over 6 and upto 10 handles renewed in one kitchen).



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375061	KITCHEN UNITS:RENEW DOOR OR DRAWER HANDLES NE 15	NO	£97.82		Kitchen Units:Renew all door or drawer handles as instructed by the Client's Representative (over 11 and upto 15 handles renewed in one kitchen).
375063	KITCHEN UNITS:REMOVE AND DISPOSE UNIT	NO	£7.01		Kitchen Units:Remove any type of existing kitchen base, wall or tall floor unit, make good finishes and remove waste and debris (unit not being renewed).
375065	KITCHEN UNITS:REMOVE AND DISPOSE WORKTOP	NO	£6.01		Kitchen Units:Remove any type of worktop whether over base units or supported on brackets, make good finishes and remove waste and debris (worktop not being renewed).
381001	SKIRTING:RENEW SOFTWOOD SKIRTING	LM	£22.04		Skirting:Renew any size softwood plain, moulded or chamfered skirting plugged to brickwork, including all ends and angles and prepare for redecoration, and remove waste and debris.
381003	SKIRTING:TAKE OFF AND REFIX	LM	£8.11		Skirting:Take off and refix existing skirting including denail skirting and touch up decorations.
382001	RAIL:TAKE OFF EXISTING AND MAKE GOOD	LM	£4.61		Rail:Take off existing picture or dado rail, clear away and make good plasterwork and remove waste and debris.
383001	ARCHITRAVE:RENEW SW SET TO ONE SIDE OF DOOR	IT	£31.18		Architrave:Renew any size softwood plain, moulded or chamfered architrave set to one side of door frame including all mitres and scribing and prepare to decorate and remove waste and debris.
383003	ARCHITRAVE:RENEW SW LEG OR HEAD ONE SIDE	IT	£11.42		Architrave:Renew any size softwood plain, moulded or chamfered architrave to leg or head of door frame one side including all mitres and scribing and prepare to decorate and remove waste and debris.
383007	ARCHITRAVE:REFIX ANY LOOSE	IT	£8.72		Architrave:Refix including take off as necessary any loose architrave to both sides of door frame including touch up decorations to match existing.
383101	ARCHITRAVE:RENEW HW SET TO ONE SIDE OF DOOR	IT	£50.73		Architrave:Renew any size hardwood plain, moulded or chamfered architrave set to one side of door frame including all mitres and scribing and prepare to decorate and remove waste and debris.

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383103	ARCHITRAVE:RENEW HW LEG OR HEAD ONE SIDE	IT	£20.84		Architrave:Renew any size hardwood plain, moulded or chamfered architrave to leg or head of door frame one side including all mitres and scribing and prepare to decorate and remove waste and debris.
384001	THRESHOLD:RENEW TO DOOR OPENING	IT	£18.61		Threshold:Renew or provide 19x150mm twice splayed and twice rounded hardwood door threshold ne 1.00m long including notch and fit ends and decorate to match existing and remove waste and debris.
384003	THRESHOLD:RESECURE LOOSE	IT	£8.11		Threshold:Resecure loose door threshold.
385001	SHELVING:RENEW WROT SOFTWOOD BEARERS	LM	£5.73		Shelving:Renew ne 20x69mm wrot softwood bearers including plug to walls and make good and decorate to match existing and remove waste and debris.
385003	SHELVING:RENEW SLATTED COMPLETE	SM	£42.79		Shelving:Renew slatted shelving consisting of 20x44mm slats at 75mm centres on and including 25x50mm cross bearers at 500mm centres and remove waste and debris.
385004	SHELVING:REFIX SLATTED COMPLETE	SM	£29.20		Shelving:Refix existing slatted shelving including renewing any damaged or broken 20x44mm slats and provide any additional support bearers as necessary.
385005	SHELVING:MELAMINE FACED NE 300MM	LM	£20.56		Shelving:Supply and fix melamine faced chipboard shelving ne 300mm wide cut to length and fix to bearers or brackets.
385007	SHELVING:12MM PLYWOOD HARDWOOD EDGED NE 300MM	LM	£23.97		Shelving:Renew 12mm plywood ne 300mm wide, cut to length with hardwood edging glued and pinned and fix to bearers or brackets and decorate to match existing and remove waste and debris.
385009	SHELVING:18MM BLOCKBOARD HARDWOOD EDGED NE 300MM	LM	£25.62		Shelving:Renew 18mm blockboard ne 300mm wide, cut to length with hardwood edging glued and pinned and fix to bearers or brackets and decorate to match existing and remove waste and debris.

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386001	WINDOWBOARD:RENEW SOFTWOOD	LM	£35.52		Windowboard:Renew ne 25x300mm softwood windowboard plugged, screwed and pelltated to brickwork, make good plasterwork and decorations and decorate to match existing and remove waste and debris.
386003	WINDOWBOARD:RENEW MDF	LM	£38.39		Windowboard:Renew ne 25x300mm MDF windowboard plugged, screwed and pelltated to brickwork, make good plasterwork and decorations and decorate to match existing and remove waste and debris.
386005	WINDOWBOARD:RENEW HARDWOOD	LM	£54.69		Windowboard:Renew ne 25x300mm hardwood windowboard plugged, screwed and pelltated to brickwork, make good plasterwork and decorations and decorate to match existing and remove waste and debris.
386007	WINDOWBOARD:REFIX LOOSE	NO	£8.11		Windowboard:Refix any size or type of loose windowboard to window including removing if necessary, make good and touching up decorations.
386009	WINDOWBOARD:RENEW PVCU	LM	£52.01		Windowboard:Renew existing with PVCu ne 25x300mm windowboard fixed with approved adhesive or other approved concealed fixing method to brickwork, make good plasterwork and decorations.
387001	DUCT:RENEW 6MM PLYWOOD CASING SIDE NE 300MM	LM	£24.08		Duct:Renew pipe duct casing with 6mm plywood casing up to 300mm wide, screw to framing with brass cups and screws and decorate to match existing, and remove waste and debris.
387002	DUCT:RENEW 12MM PLYWOOD CASING SIDE NE 300MM	LM	£31.02		Duct:Renew pipe duct casing side with 12mm WBP plywood casing upto 300mm wide, screw to framing with brass cups and screws and decorate to match existing and remove waste and debris.
387003	DUCT:RENEW 6MM PLYWOOD SIDED CASING OVER 300MM	SM	£51.62		Duct:Renew pipe duct casing with 6mm plywood casing over 300mm wide, screw to framing with brass cups and screws and decorate to match existing, and remove waste and debris.

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387004	DUCT:RENEW 12MM PLYWOOD SIDED CASING OVER 300MM	SM	£75.61		Duct:Renew pipe duct casing with 12mm WBP plywood casing over 300mm wide, screw to framing with brass cups and screws and decorate to match existing and remove waste and debris.
387007	DUCT:RENEW 6MM PLYWOOD SIDED CASING NE 450MM	LM	£58.32		Duct:Renew 2 or 3 sided pipe duct casing ne 450mm girth 6mm plywood casing sides screwed to 38x50mm framing fixed to walls, form access points as necessary and decorate to match existing.
387008	DUCT:RENEW 12MM PLYWOOD SIDED CASING NE 450MM	LM	£64.74		Duct:Renew two or three sided 12mm WBP plywood pipe duct casing ne 450mm girth, screwed with brass cups and screws including 38x50mm framing, form access points, decorate, remove waste and debris.
387009	DUCT:RENEW PLASTERBOARD CASING NE 300MM	LM	£32.75		Duct:Renew pipe duct casing ne 300mm wide with ne 12.5mm plasterboard casing, fixed to framing and with 3mm plaster skim coat including all angles, joints to existing and decorate to match existing.
387011	DUCT:RENEW PLASTERBOARD CASING OVER 300MM	SM	£65.47		Duct:Renew pipe duct casing over 300mm wide with ne 12.5mm plasterboard casing, fixed to framing and with 3mm plaster skim coat, form all angles and joints to existing and decorate to match existing.
387015	DUCT:RENEW PLASTERBOARD SIDED NE 450MM	LM	£62.46		Duct:Renew 2 or 3 sided pipe duct casing ne 450mm girth ne 12.5mm plasterboard fixed to 38x50mm framing fixed to walls, form access points, form all angles, joints to existing and decorate.
387017	CLIENT INSPECTION:REMOVE AND REFIX DUCT CASING	LM	£11.22		Client Inspection:Remove pipe duct casing for client inspection access and later refix including all make good and make good decorations to match existing and remove waste and debris.
387019	DUCT:FORM ACCESS PANEL IN EXISTING	IT	£51.93		Duct:Form access panel in existing duct casing, remove plywood casing as necessary, cut out, form access panel fixed with brass cups and screws all additional framing and make good decorations.
387021	DUCT:REMOVE DUCTING AND DISPOSE	NO	£10.01		Duct:Remove any type of duct covering and framing ne 1.00sm in wall area, make good finishes and remove waste and debris.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
388001	BATH PANEL:RENEW HARDBOARD SIDE AND FRAMING	IT	£73.21		Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side bath panel, securely screwed with chromium plated dome headed screws to and including 38x50mm softwood framing.
388003	BATH PANEL:RENEW HARDBOARD END AND FRAMING	IT	£49.30		Bath Panel:Renew or supply and fix 4.8mm self finished hardboard end bath panel, fixed with chromium plated dome headed screws including 38x50mm softwood framing complete with metal bath panel trim.
388005	BATH PANEL:RENEW HARDBOARD SIDE END AND FRAMING	IT	£111.77		Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side and end bath panels securely screwed with cp dome screws, 38x50mm softwood framing complete with metal bath panel trim.
388007	BATH PANEL:RENEW HARDBOARD SIDE EXISTING FRAMING	IT	£33.52		Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side bath panel securely screwed with chromium plated dome screws to existing framing and remove waste and debris.
388009	BATH PANEL:RENEW HARDBOARD END EXISTING FRAMING	IT	£21.98		Bath Panel:Renew or supply and fix 4.8mm self finished hardboard end bath panel securely screwed with chromium plated dome screws to existing framing complete with metal bath panel trim.
388011	BATH PANEL:RENEW HARDBD SIDE END EXISTING FRAMING	IT	£48.08		Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side and end bath panels securely screwed with chromium plated dome screws to existing framing and metal bath panel trim.
388013	BATH PANEL:RENEW ACRYLIC SIDE	IT	£56.65		Bath Panel Panel:Renew or supply and fix proprietary acrylic side bath panel, colour to match, all plinths, trims, corner pieces and the like, securely fixed with brackets and make good.
388015	BATH PANEL:RENEW ACRYLIC END	IT	£39.38		Bath Panel Panel:Renew or supply and fix proprietary acrylic end bath panel, colour to match, all plinths, trims, corner pieces and the like, securely fixed with brackets and make good.
388017	BATH PANEL:RENEW ACRYLIC SIDE AND END	IT	£86.11		Bath Panel Panel:Renew or supply and fix proprietary acrylic side and end bath panel, colour to match, all plinths, trims, corner pieces etc, securely fixed with brackets, make good.
388019	BATH PANEL:REMOVE AND REFIX ANY TYPE	NO	£10.25		Bath Panel:Remove and later refix any bath panel (side or end) including any corner angle trim, skirting etc.

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390101	HINGES:RENEW 63MM STORMPROOF	PR	£11.46		Hinges:Renew pair of 63mm anodised steel stormproof hinges including remove and rehang casement.
390105	HINGES:RENEW PAIR OF FRICTION PIVOTS	PR	£63.46		Hinges:Renew pair of friction hinges to pivot window including remove and refix casement.
390107	HINGES:RENEW STEEL BUTT HINGES	IT	£19.33		Hinges:Renew ne 1.5 pairs 100mm mild steel butt hinges, ease and adjust door, make good to recesses in frame.
390109	HINGES:RENEW BRASS BUTT HINGES	IT	£27.86		Hinges:Renew ne 1.5 pairs 100mm brass butt hinges, ease and adjust door, make good to recesses in frame.
390111	HINGES:RENEW PAIR TEE HINGES	PR	£22.57		Hinges:Renew pair of 300mm galvanised tee hinges, ease and adjust door, make good to frame.
390113	HINGES:RENEW PAIR OF 50MM BUTT HINGES	PR	£13.97		Hinges:Take off cupboard door and set aside, remove hinges and renew with pair of 50mm butt hinges, rehang door, ease and adjust.
390301	FASTENER:RENEW ANY TYPE OF SASH FASTENER	NO	£16.57		Fastener:Renew/supply and fix any type (including Fitch and Brighton patterns) of new sash fastener including make good and touch up decorations.
390307	LIFT:RENEW SASH LIFT	NO	£7.63		Lift:Renew or supply and fix new sash lift.
390309	BOLT:RENEW SASH BOLT	NO	£17.31		Bolt:Renew or supply and fix new lockable sash bolt to centre rail of sliding sash timber windows including make good and touch up decorations, hand key to Tenant.
390311	LOCK:RENEW PAIR OF SASH LOCKS	PR	£38.40		Lock:Renew or supply and fix new pair of lockable sash locks to restrict opening of sliding sash timber windows, including make good and touch up decorations, hand key to Tenant.
390313	SASH PINS:RENEW PAIR SASH PINS	PR	£37.76		Sash Pins:Renew or supply and fix new pair of dual sash pins to centre rail of sliding sash timber windows, including make good and touch up decorations, hand key to Tenant.
390501	CLOSER:RENEW LIGHT DUTY OVERHEAD/DOOR RESTRICTOR	NO	£47.66		Closer:Renew or supply and fix light duty overhead door closer or other equal and approved screwed to door and frame, make good and remove waste and debris.

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390503	CLOSER:RENEW HEAVY DUTY OVERHEAD	NO	£74.62		Closer:Renew or supply and fix heavy duty overhead door closer or other equal and approved screwed to door and frame, make good and remove waste and debris.
390505	CLOSER:RENEW OR SUPPLY PERKO TYPE	NO	£29.65		Closer:Renew or supply and fix Perko type concealed door closer screwed to door and frame, including remove and refix door or door stop as necessary, make good and remove waste and debris.
390507	CLOSER:EASE AND ADJUST ANY TYPE	NO	£7.75		Closer:Ease and adjust any type door closer or door restrictor.
390509	CLOSER:RENEW OR SUPPLY AND FIX GIBRALTER TYPE	NO	£22.40		Closer:Renew or supply and fix Gibraltar door closer or other equal and approved screwed to door and frame, make good and remove waste and debris.
390601	FLOOR SPRING:RENEW SINGLE ACTION	NO	£246.65		Floor Spring:Renew or install single action hydraulic check for door maximum 2150x850mm complete, remove existing or form recess in floor, fix as manufacturers technical data sheet, make good.
390603	FLOOR SPRING:RENEW DOUBLE ACTION	NO	£434.83		Floor Spring:Renew or install double action hydraulic check for door maximum 2150x850mm complete, remove existing or form recess in floor, fix as manufacturers technical data sheet, make good.
390605	FLOOR SPRING:OVERHAUL	NO	£27.36		Floor Spring:Overhaul and maintain floor spring to door, including ease and adjust, oil moving parts.
390701	SLIDING DOOR GEAR:REPAIR	NO	£34.87		Sliding Door Gear:Take off, repair and refix, aluminium or plastic double track sliding door gear to pair of fitted furniture doors maximum 1.5m opening, including removing and rehanging doors.
390703	SLIDING DOOR GEAR:RENEW	NO	£139.46		Sliding Door Gear:Remove existing sliding door gear and renew with anodised aluminium or plastic double track sliding door gear to pair of wardrobe doors maximum 1.5m opening, remove, rehang doors.
390901	RIMLOCK:RENEW COMPLETE	NO	£41.35		Rimlock:Renew rimlock, keep and set of rimlock furniture, including altering door as necessary for new lock and housing out existing frame as necessary and provide two new keys.



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390903	LOCK:RENEW MORTICE COMPLETE	NO	£40.75		Lock:Renew mortice lock, keep and renew or refix set of anodised aluminium lever handle furniture including altering door as necessary for new lock and provide two new keys.
390907	LOCK:RENEW MORTICE KEEP	NO	£6.89		Lock or Latch:Renew mortice lock or latch or nightlatch keep including housing out existing frame as necessary.
390909	LOCK:RENEW MORTICE DEADLOCK	NO	£43.26		Lock:Renew mortice deadlock, keep and set of escutcheons including altering door as necessary for new lock and provide two new keys.
390911	LOCK:RENEW 5L MORTICE COMPLETE	NO	£54.92		Lock:Renew 5 lever mortice lock, keep and renew or refix set of anodised aluminium lever handle furniture including altering door as necessary for new lock and provide two new keys.
390915	LOCK:RENEW 5L MORTICE DEADLOCK	NO	£64.68		Lock:Renew 5 lever mortice deadlock, keep and set of escutcheons including altering door as necessary for new lock and provide two new keys.
390917	LOCK:OVERHAUL ANY LOCK COMPLETE	NO	£12.57		Lock:Remove any type of lock and furniture, dismantle, overhaul, repair, oil and assemble and refix to door.
390919	LOCK:RENEW WITH 5L MORTICE	NO	£74.94		Lock:Renew rimlock with 5 lever mortice lock, keep and set of anodised aluminium lever handle furniture, including altering door as necessary for new lock and provide two new keys.
390921	DOOR:RENEW MULTIPOINT LOCK	NO	£106.88		Door:Renew any defective or broken multipoint door locking system complete to any type of door, adapt keep if necessary, including remove existing, test leave in working order, provide two new keys.
390923	LOCK:RENEW EUROLOCK COMPLETE	NO	£45.95		Lock:Renew 'eurolock' lock, keep and set of anodised aluminium lever handle furniture including altering door as necessary for new lock and provide two new keys.
390925	LOCK:RENEW EUROLOCK CYLINDER	NO	£24.47		Lock:Renew 'eurolock' cylinder only to lock including provide two new keys.
390927	LOCK:RENEW PATIO DOOR LOCK COMPLETE	NO	£115.71		Lock:Renew multipoint patio door lock and set of anodised aluminium lever handle furniture and provide two new keys.



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390929	LOCK:FULL LOCK CHANGE - FRONT DOOR	IT	£98.22		Lock:Renew cylinder rim night latch, keep and pull handle, and 5 lever mortice deadlock, keep, set of escutcheons, alter door as necessary for new locks and provide two new keys for each lock.
390931	LOCK:FULL LOCK CHANGE - FRONT AND REAR DOOR	IT	£150.27		Lock:Renew cylinder rim night latch complete, 5 lever mortice deadlock complete to front door, 5 lever mortice lock complete to rear door, alter doors for locks, provide two new keys for each lock.
390933	LOCK:FULL LOCK CHANGE - FRONT AND REAR DOOR MULTI	IT	£171.00		Lock:Renew multipoint door locking system complete to front door and 5 lever mortice lock complete to rear door, alter doors for locks, provide two new keys for each lock.
391101	LATCH:RENEW MORTICE LATCH COMPLETE	NO	£36.55		Latch:Renew mortice latch, keep and renew or refix set of anodised aluminium lever handle furniture including altering door as necessary for new latch.
391103	LATCH:RENEW MORTICE LATCH ONLY	NO	£33.05		Latch:Take off existing set of lever handles and set aside, take out and renew mortice latch, refix set of handles.
391107	LATCH:OVERHAUL LATCH AND FURNITURE	NO	£10.50		Latch:Remove mortice latch and furniture, dismantle, overhaul, repair, oil and assemble and refix to door.
391301	NIGHTLATCH:RENEW COMPLETE	NO	£31.56		Nightlatch:Renew cylinder rim nightlatch, keep and pull handle, including altering door as necessary for new latch and provide two new keys.
391305	NIGHTLATCH:RENEW CYLINDER BARREL	NO	£17.09		Nightlatch:Renew cylinder barrel to nightlatch and provide two new keys.
391307	NIGHTLATCH:RENEW SUITED CYLINDER BARREL	NO	£19.77		Nightlatch:Renew suited cylinder barrel to nightlatch and provide two new keys.
391309	NIGHTLATCH:OVERHAUL COMPLETE	NO	£12.64		Nightlatch:Remove any type of cylinder nightlatch, dismantle, overhaul, repair, oil and assemble and refix to door.
391313	NIGHTLATCH:RENEW PULL	NO	£16.73		Nightlatch:Renew nightlatch finger full, dismantle latch, install new pull, oil and reassemble and refix to door.

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391315	LOCK:RENEW WITH KEYPAD TYPE - DOMESTIC STANDARD	NO	£66.42		Lock:Renew any nightlatch with domestic standard keypad type lock, keep and pull including altering door as necessary for new lock.
391317	LOCK:RENEW WITH KEYPAD TYPE - HEAVY DUTY	NO	£107.56		Lock:Renew any nightlatch with heavy duty keypad and key type lock, keep and pull including altering door as necessary for new lock.
391501	CATCH:RENEW CATCH AND KEEP	NO	£15.36		Cupboard:Renew catch and keep including altering door as necessary for new catch and housing out frame for keep.
391503	CUPBOARD:RENEW 50MM BRASS LOCK	NO	£15.05		Cupboard:Renew 50mm brass cupboard lock.
391505	CUPBOARD:RENEW DOOR CATCH	NO	£9.31		Cupboard:Renew cupboard door catch (any type).
391507	CUPBOARD:RENEW CATCH KEEP	NO	£8.85		Cupboard:Renew cupboard catch keep including housing out frame as necessary.
391701	BOLT:RENEW NE 250MM PADBOLT	NO	£12.56		Bolt:Renew or supply and fix new ne 250mm galvanised approved padbolt.
391703	BOLT:RENEW 200MM TOWER BOLT	NO	£13.67		Bolt:Renew or supply and fix new 200mm tower bolt and keep.
391705	BOLT:RENEW NE 150MM BARREL BOLT	NO	£5.14		Bolt:Renew or supply and fix new ne 150mm barrel bolt and keep.
391707	BOLT:RENEW INDICATOR BOLT	NO	£23.78		Bolt:Renew 175mm SAA bathroom indicator bolt and keep.
391709	BOLT:RENEW MORTICE SECURITY BOLT	NO	£30.63		Bolt:Renew or supply and fix new mortice security bolt with key operation and keep.
391711	BOLT:RENEW SINGLE PANIC BOLT	NO	£81.87		Bolt:Renew or supply and fix new any type approved SAA panic bolt and keep to single door.
391712	BOLT:RENEW DOUBLE PANIC BOLT	NO	£156.00		Bolt:Renew or supply and fix new anytype approved SAA panic bolt and keeps to double door.
391713	BOLT:RENEW FIRE SECURITY BOLT	NO	£79.25		Bolt:Renew or supply and fix new fire security bolt, surface fixed to emergency exit doors comprising metal bolt held extended by clear glass tube retained by padlock including keep, hammer and chain.

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391715	BOLT:RENEW GLASS TO FIRE SECURITY BOLT	NO	£15.12		Bolt:Renew glass tube to fire security bolt including reset.
391719	BOLT AND KEEP:REMOVE EASE AND REFIX	NO	£5.13		Bolt and Keep:Remove barrel bolt or bolt keep, oil and ease as necessary and refix bolt and or bolt keep in new position.
391723	PADLOCK:RENEW OR SUPPLY PADLOCK	NO	£20.49		Padlock:Renew or supply and fix 50mm galvanised approved padlock with two keys and hand to Client Representative.
391725	HASP:RENEW WITH STAPLE	NO	£20.46		Hasp:Renew any type of hasp and staple.
391727	HASP:RENEW WITH PADLOCK	NO	£36.94		Hasp:Renew any type of hasp, staple and 50mm galvanised padlock, supply two keys and hand keys to Client Representative.
391901	WINDOW FITTING:RENEW BRASS CASEMENT CATCH	NO	£16.23		Window Fitting:Renew brass casement catch and keep to timber window.
391905	WINDOW FITTING:RENEW BRASS STAY AND FASTENER	NO	£15.97		Window Fitting:Renew any brass casement stay and two pin fastener and fix to timber window.
391909	WINDOW FITTING:RENEW AA CASEMENT CATCH	NO	£19.89		Window Fitting:Renew anodised aluminium standard or offset casement catch and keep to timber window.
391913	WINDOW FITTING:RENEW AA STAY AND FASTENER	NO	£14.14		Window Fitting:Renew any anodised aluminium casement stay and two pin fastener and fix to timber window.
391917	WINDOW FITTING:RENEW ZINC ALLOY CASEMENT CATCH	NO	£17.49		Window Fitting:Renew epoxy coated zinc alloy standard or offset casement catch and keep to timber window.
391921	WINDOW FITTING:RENEW ZINC ALLOY STAY AND FASTENER	NO	£14.87		Window Fitting:Renew any epoxy coated zinc alloy casement stay and two pin fastener and fix to timber window.
391925	WINDOW FITTING:RENEW GALVANISED SAFETY FASTENER	NO	£23.48		Window Fitting:Renew galvanised safety window fastener and fix to timber window.
391927	WINDOW FITTING:RENEW PIVOT WINDOW FASTENER	NO	£30.28		Window Fitting:Renew pivot window fastener and receiver to timber window.
391929	WINDOW FITTING:RENEW RESTRICTOR STAY	NO	£15.19		Window Fitting:Renew window restrictor stay to timber window.
391931	WINDOW FITTING:RENEW MORTICE SECURITY BOLT	NO	£29.57		Window Fitting:Renew or supply and fix new mortice security bolt with key operation and keep and fix to timber window.

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391933	WINDOW FITTING:REFIX EASE ADJUST ANY TYPE	NO	£4.13		Window Fitting:Refix, ease and adjust any loose window fitting to timber window.
391937	WINDOW FITTING:RENEW WITH LOCKABLE TYPE STAY	NO	£20.65		Window Fitting:Renew any type or supply and fix new anodised aluminium lockable casement stay and two threaded pin fasteners with key operation, fix to timber casement or fanlight, provide two keys.
391939	WINDOW FITTING:RENEW LOCKABLE RESTRICTOR STAY	NO	£26.69		Window Fitting:Renew any type or supply and fix new anodised aluminium lockable restrictor security stay with key operation, fix to casement or fanlight of timber window, and provide two new keys.
391941	WINDOW FITTING:RENEW LOCKABLE CASEMENT CATCH	NO	£18.63		Window Fitting:Renew any type/supply and fix new anodised aluminium lockable standard or offset casement catch and keep with key operation, fix to casement of timber window and provide two new keys.
391943	WINDOW FITTING:PROVIDE NEW KEYS	NO	£5.95		Window Fitting:Supply only window key including all necessary cutting.
391945	WINDOW FITTING:REFIX ANY LOOSE	NO	£11.22		Window Fitting:Remove and refix any type of loose window fitting to timber window, ease and adjust, touch up decorations and make good.
392101	WINDOW FITTING:RENEW HINGES EASE ADJUST STEEL	NO	£24.39		Window Fitting:Renew hinges to casement sash or fanlight to window frame and ease and adjust (casement and fanlight in place).
392103	WINDOW FITTING:RENEW FASTENER STAY TO STEEL SASH	NO	£21.32		Window Fitting:Renew casement fastener or fanlight stay or casement stay or stay pin to steel window.
392109	WINDOW FITTING:REPAIR, EASE, ADJUST TO STEEL SASH	NO	£11.22		Window Fittings:Repair stay, fastener or catch to steel window and check, ease and adjust.
392111	WINDOW FITTING:RENEW LOCKABLE STAY TO STEEL SASH	NO	£24.99		Window Fitting:Renew or supply and fix new lockable type lock or restrictor stay with key operation to casement or fanlight to steel window, and provide two new keys.

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392301	WINDOW FITTING:RENEW FRICTION STAY TO ALUM SASH	NO	£19.01		Window Fitting:Renew friction stay to aluminium casement sash or fanlight to window frame and ease and adjust (casement and fanlight in place).
392303	WINDOW FITTING:RENEW FASTENER STAY TO ALUM SASH	NO	£15.90		Window Fitting:Renew casement fastener or fanlight stay or casement stay or stay/pin to aluminium window.
392309	WINDOW FITTING:REPAIR, EASE, ADJUST TO ALUM SASH	NO	£11.22		Window Fitting:Repair stay, fastener, catch or stay pin to ease operation of aluminium window and check, ease and adjust.
392501	DOOR FURNITURE:RENEW SET OF LEVER HANDLES	NO	£22.72		Door Furniture:Renew set of anodised aluminium lever latch or lock furniture.
392505	DOOR FURNITURE:RENEW SET OF KNOBS TO RIMLOCK	NO	£15.21		Door Furniture:Renew set of rimlock knob furniture.
392509	DOOR FURNITURE:RENEW OR INSTALL VIEWER	NO	£13.42		Door Furniture:Renew or supply and fix new security door viewer including drilling/adapting hole through door as necessary and make good, and remove waste and debris.
392511	DOOR FURNITURE:RENEW OR INSTALL CHAIN	NO	£9.38		Door Furniture:Renew or supply and fix new door security chain and make good and remove waste and debris.
392513	DOOR FURNITURE:REFIX ANY LOOSE FITTING	NO	£3.25		Door Furniture:Refix any loose door fitting to timber door.
392515	DOOR FURNITURE:RENEW OR INSTALL KICKING PLATE	NO	£26.48		Door Furniture:Renew or supply and fix 16 gauge SAA kicking plate ne 900x300mm, screw fixed to any door.
392517	DOOR FURNITURE:RENEW OR INSTALL PULL HANDLES	NO	£17.16		Door Furniture:Renew or supply and fix pull handle, SAA, 150mm.
392519	DOOR FURNITURE:RENEW OR INSTALL PUSH PLATES	NO	£13.42		Door Furniture:Renew push or finger plate, SAA, 225x50mm and remove waste and debris.
392521	DOORS:PROVIDE NEW NON-SUITED KEYS	NO	£5.05		Doors:Supply only non suited key including all necessary cutting.
392523	DOORS:PROVIDE NEW SUITED KEYS	NO	£6.57		Doors:Supply only suited key including all necessary cutting.
392525	DOOR FURNITURE:RENEW OR INSTALL ESCUTCHEON SET	NO	£19.35		Door Furniture:Renew or supply and fix new set of SAA escutcheons to match existing.

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392527	DOOR FURNITURE:RENEW OR INST BATHRM ESCUTCHEON SET	NO	£19.95		Door Furniture:Renew or supply and fix new set of escutcheons to match existing complete with turn button, indicator and emergency release and remove waste and debris.
392529	DOOR FURNITURE:RENEW OR INSTALL CABIN HOOK AND EYE	NO	£16.89		Door Furniture:Renew or supply and fix cabin hook and eye.
392531	DOOR FURNITURE:RENEW OR INSTALL LOW THRESHOLD	NO	£26.48		Door Furniture:Renew or supply and fix aluminium slimline low access threshold including plugging and screwing to floor, make good finishes.
392701	LETTERPLATE:RENEW COMPLETE WITH KNOCKER	NO	£44.84		Letterplate:Renew letter plate and knocker including plugging and redrilling holes and altering opening where necessary and provide and fix new brush type draught overluder.
392702	LETTERPLATE:SUPPLY AND FIX NEW	NO	£74.88		Letterplate:Supply and fix new letter plate including cutting opening in door or sidelight frame and provide and fix new brush type draught excluder.
392703	LETTERPLATE:RENEW FIREPROOF TYPE	NO	£47.70		Letterplate:Renew fireproof letter plate and knocker to suit appropriate fire resisting door including plugging and redrilling holes and adapting opening where necessary.
392705	LETTERPLATE:RENEW OR SUPPLY HIGH SECURITY COWL	NO	£43.75		Letterplate:Renew or supply and fix new high security internal letter cowl screwed to internal face of door.
392706	LETTERPLATE:RENEW OR SUPPLY DRAUGHT EXCLUDER	NO	£9.37		Letterplate:Renew or supply and fix PVCu draught excluder with brush inset screwed to internal face of door.
392901	DOOR NUMERAL:RENEW NE 3 NO	IT	£13.39		Door Numeral:Renew or replace ne 3 No. letters or numerals.
393101	DOOR STOP:PROVIDE RUBBER STOP	NO	£4.29		Door Stop:Supply and fix 25mm diameter rubber door stop to softwood or masonry.
393301	CUPBOARD:RENEW CUPBOARD PULL	NO	£10.83		Cupboard:Renew 44mm satin anodised aluminium cupboard pull handle.
393303	CUPBOARD:RENEW PULL HANDLE	NO	£7.89		Cupboard:Renew 100mm satin anodised aluminium 'D' pull handle, including plug holes where necessary.

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393305	CUPBOARD:REFIX PULL OR KNOB HANDLE	NO	£2.75		Cupboard:Refix loose pull or knobhandle.
393307	CUPBOARD:RENEW KNOB	NO	£5.79		Cupboard:Renew satin anodised aluminium knob handle.
395101	CEILING HATCH:FORM OPENING COMPLETE	IT	£156.58		Ceiling Hatch:Cut opening through ceiling, trim opening with 75x150mm trimmers, 25x38mm stops fixed to trimmers/joists, 19x69mm architraves, 18mm blockboard trap, ironmongery, make good.
395103	CEILING HATCH:RENEW BLOCKBOARD ACCESS HATCH	IT	£71.80		Ceiling Hatch:Renew with 18mm blockboard access hatch, fully insulated with 150mm mineral fibre insulation, including fit new draught strips, all ironmongery and decorate to match existing.
395105	CEILING HATCH:FIX NEW PROPRIETARY HATCH	IT	£124.14		Ceiling Hatch:Cut opening through ceiling, trim opening as necessary and supply and fix proprietary purpose make ceiling access hatch complete, make good to all finishes and decorations.
395107	CEILING HATCH:RENEW PROPRIETARY HATCH	IT	£71.18		Ceiling Hatch:Renew existing proprietary ceiling hatch, remove existing, supply and fix proprietary purpose make ceiling access hatch complete, make good to all finishes and decorations.
395109	CEILING HATCH:OVERHAUL HATCH	IT	£17.35		Ceiling Hatch:Repair access hatch including remove and refix hatch and ironmongery as necessary and leave in working order and remove waste and debris.
395111	CEILING HATCH:RENEW DRAUGHT INSULATION STRIPS	IT	£9.56		Ceiling Hatch:Renew or supply and fix draught insulation strips to access hatch.
395113	CEILING HATCH:UPGRADE FIRE RESISTANCE	IT	£33.36		Ceiling Hatch:Upgrade fire resistance of ceiling hatch, supply, cut and fit 12.5mm plasterboard screwed to roof space side of hatch.
396001	DWELLING:GAIN ACCESS - 1 DOOR - 1 LOCK	IT	£63.77		Dwelling:Gain access for tenant locked out or emergency works, including force access to door, splice in new piece to frame, touch up decorations provide new barrel and keys.
396002	DWELLING:GAIN ACCESS - 1 DOOR - 2 LOCKS	IT	£95.01		Dwelling:Gain access for tenant locked out or for emergency works, force access, splice to frame, touch up decorations, new nightlatch barrel and new mortice lock or mortice deadlock and two keys.



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396004	DWELLING:GAIN ACCESS - 1 DOOR - MULTI-POINT	IT	£69.07		Dwelling:Gain access for tenant locked out or for emergency works, including drill out existing cylinder to multipoint locking system touch up decorations, provide new cylinder and two keys.
396006	GARAGE:GAIN ACCESS	NO	£50.77		Garage:Gain access for tenant, including force access including redrill for fixing bolts and alter door, provide new lock and collect and return keys to tenant.
396008	DWELLING:GAIN ACCESS - EASY OPTION	IT	£15.02		Dwelling:Gain access for tenant locked out or for emergency works, provide ladders, gain access through open window, or obtain from and later return to Client's offices suited keys for the dwelling.
396020	KEYSAFE:PROVIDE FOR ACCESS	NO	£40.15		Keysafe:Supply and install permanent proprietary keysafe to Client's property, fixed to walls and make good all finishes.
396501	EVICTON ATTENDANCE:NO LOCK CHANGE	IT	£15.02		Eviction Attendance:Attend dwelling, waiting time to receive instruction from Housing Officer or Bailiff, no lock change required.
396503	EVICTON ATTENDANCE:CHANGE FRONT DOOR MULTIPOINT	IT	£123.87		Eviction Attendance:Attend dwelling, waiting time for instructions, force access to front door, splice new piece to door frame, touch up decorations, renew multipoint to door and provide two keys.
396505	EVICTON ATTENDANCE:CHANGE FRONT REAR DOOR MULTI	IT	£230.20		Eviction Attendance:Attend dwelling, waiting time for instruction, force access to front, rear doors, splice new pieces to frames, touch up decorations, renew multipoint and two keys to both doors.
396507	EVICTON ATTENDANCE:CHANGE FRONT DOOR LOCKS	IT	£117.98		Eviction Attendance:Attend dwelling, waiting time for instruction, force access to front door, splice frame, touch up, renew cylinder rim night latch and 5 lever mortice deadlock with keys complete.
396509	EVICTON ATTENDANCE:CHANGE FRONT REAR DOOR LOCKS	IT	£177.37		Eviction Attendance:Attend, waiting instructions, force access to both doors, splice frames, touch up, renew night latch, 5 lever mortice deadlock to front, 5 lever mortice lock complete to rear.



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
397000	OPENING:BOARD UP 12MM STERLING OR PLYWOOD ON FRAME	SM	£28.93		Opening:Board up window or door with 12mm Sterling or plywood board or blockboard, cut to size, on and including 50x75mm sawn softwood frame fixed to brickwork in boarding over opening, leave secure.
397001	OPENING:BOARD UP WITH 12MM STERLING OR PLYWOOD	NO	£26.79		Opening:Board up window or door with 12mm Sterling or plywood board or blockboard including cut to size, nail over window or door (NOT to frame) and leave secure (per opening).
397002	GARAGE:BOARD UP WITH 12MM STERLING OR PLYWOOD	NO	£53.05		Garage:Board up garage door with 12mm Sterling or plywood board or blockboard including cut to size, nail over garage door (NOT to frame) and leave secure (per opening).
397003	OPENING:REMOVE BOARDING TO OPENINGS	NO	£8.72		Opening:Remove boarding from window or door opening and make good. Leave property secure including refix boarding if required.
397004	GARAGE:REMOVE BOARDING TO OPENINGS	NO	£13.72		Garage:Remove boarding from garage door opening and make good. Leave property secure including refix boarding if required.
397005	OPENING:NAIL UP WINDOW OR DOOR	NO	£6.61		Opening:Nail up window or door and leave secure.
397007	OPENING:REMOVE NAILS FROM OPENING	NO	£3.75		Opening:Remove nails from window or door and make good (per window or door).
397008	OPENING:BOARD UP WITH GALVANISED STEEL SHEETING	SM	£53.62		Opening:Board up window or door with ne 2.5mm galvanised flat steel sheeting, cut to size, on and including 50x75mm sawn softwood frame fixed to brickwork in boarding over opening, leave secure.
397021	OPENINGS:SECURITY FULL SCREENS FIRST WEEK	IT	£87.49		Openings:Provide and install for an open period proprietary metal security screens to cover up to 2 doors, 8 windows, any size, type, take down, refix, leave secure (rate for first week only).
397023	OPENINGS:SECURITY EXTRA WINDOW FIRST WEEK	NO	£11.05		Openings:Provide and install for an open period an additional proprietary metal security window screen to suit any size and type, take down, refix, leave secure (rate for first week only).

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
397024	OPENINGS:SECURITY EXTRA WINDOW ADDITIONAL HIRE	NO	£8.63		Openings:Hire and maintenance of one proprietary metal security screen for additional hire period after first week for any window screen (per additional hire week).
397025	OPENINGS:SECURITY EXTRA DOOR FIRST WEEK	NO	£18.38		Openings:Provide and install for an open period an additional proprietary metal security door screen to suit any size and type, take down, refix, leave secure (rate for first week only).
397026	OPENINGS:SECURITY EXTRA DOOR ADDITIONAL HIRE	NO	£11.05		Openings:Hire and maintenance of one proprietary metal security screen for additional hire period after first week for any door screen (per additional hire week).
397027	OPENINGS:SECURITY FULL SCREENS ADDITIONAL HIRE	NO	£35.20		Openings:Hire and maintenance of proprietary metal security screens for additional hire period after first week for up to 2 doors and 8 windows (per additional hire week).
397029	OPENINGS:SECURITY PARTIAL SCREENS FIRST WEEK	IT	£69.37		Openings:Provide and install for an open period proprietary metal security screens to cover up to 2 doors, 2 windows, any size and type, take down, refix, leave secure (rate for first week only).
397031	OPENINGS:SECURITY PARTIAL ADDITIONAL HIRE	NO	£28.56		Openings:Hire and maintenance of proprietary metal security screens for additional hire period after first week for up to 2 doors and 2 windows (per additional hire week).
397033	OPENINGS:SECURITY INDIVIDUAL FIRST WEEK	NO	£43.74		Openings:Provide and install for an open period an individual proprietary metal security window or door screen to suit any size and type, take down, refix, leave secure (rate for first week only).
397035	OPENINGS:SECURITY INDIVIDUAL ADDITIONAL HIRE	NO	£11.05		Openings:Hire and maintenance of one proprietary metal security screen for additional hire period for any window or door screen (per additional hire week).
398001	CLIENT INSPECTION:EXTERNAL JOINERY	IT	£15.02		Client Inspection:Undertake client inspection and testing etc. on external joinery and report to Client Representative (any repairs required to be ordered must be instructed by Client Representative).

## Cleaning & Clearance

Contractor to enter percentage  
(%) adjustment to the SoR  
  
costs (Column L) here:  
Column M will calculate to display  
your charge rate



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
460003	DWELLING:CLEAR OUT COMPLETE	IT	£79.41		Dwelling:Clear out, remove all rubbish, furniture, carpets and all non-approved fittings to tip and make ready for incoming tenants (order skip separately if required).
460004	ROOFSPACE:CLEAR OUT COMPLETE	IT	£82.08		Roofspace:Clear out, remove all rubbish, debris, previous tenants stored items and all non-approved fittings to tip and make ready for incoming tenants (order skip separately).
460006	BASEMENT:CLEAR OUT COMPLETE	IT	£74.57		Basement:Clear out, remove all rubbish, debris, previous tenants stored items and all non-approved fittings to tip and make ready for incoming tenants (if skip required claim separately).
460009	DWELLING:CLEAR EXCEPTIONALLY DIRTY	IT	£281.00		Dwelling:Clear out exceptionally dirty dwelling, remove all contents to tip, initial wash and scrub with disinfectant all surfaces, dry with de-humidifier (order skip separately if required).
460010	DWELLING:CLEAR ENVIRONMENTALLY DIRTY	IT	£569.63		Dwelling:Clear out environmentally dirty dwelling, remove contents to approved tip, dispose of anti-social, medical, human debris, initial wash/scrub disinfectant all surfaces (order skip separately).
460012	DWELLING:CLEAN TO LETTABLE STANDARD	IT	£99.26		Dwelling:Clean, wash down, scrub, clean all kitchen units, sanitary fittings and other landlords fittings, clean windows internally, disinfect toilets, spray airfreshener all to lettable standard.
460015	LPG INSTALLATION:CLEAR OUT COMPLETE	IT	£74.57		LPG Installation:Strip out and dispose of LPG installation including cage, bottles, valves, supply and distribution pipework installed by previous tenant to serve cookers, fires etc., make good.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
460017	LPG SECURITY CABINET: CLEAR AWAY COMPLETE	IT	£28.57		LPG Security Cabinet: Strip out and dispose of LPG security cabinet installed by previous tenant to serve LPG installation to cookers, fires etc., make good.
460025	GARDEN: CLEAR DEBRIS	IT	£49.54		Garden: Clear away all litter and rubbish including scrap metal, timber, broken glass, garden debris, fallen leaves, dumped materials and stones, load up and remove from site to an approved tip.
460026	GARDEN: CLEAR EXCEPTIONAL DEBRIS	IT	£148.62		Garden: Clear up exceptionally littered overgrown garden, litter, rubbish, scrap metal, timber, broken glass, garden debris, fallen leaves, fly tipping, building debris, remove an approved tip.
460027	GARDEN: CUT GRASS NE 150MM HIGH	SM	£2.00		Garden: Litter pick including removal of minor objects and cut grass (ne 150mm high) with rotary or cylinder mower to garden area ne 50sm including bag up cut grass and remove.
460028	GARDEN: CUT GRASS OVER 150MM HIGH	SM	£2.50		Garden: Litter pick including removal of minor objects and cut grass (over 150mm high) with rotary or cylinder mower to garden area ne 50sm including bag up cut grass and remove.
460029	GARAGE: CLEAR DEBRIS	IT	£69.22		Garage: Clear out and remove all contents to an approved tip or recycling centre and make ready for new tenant.
460031	SHED: CLEAR DEBRIS	IT	£43.24		Shed: Clear out and remove all contents to an approved tip or recycling and make ready for new tenant.
460033	DWELLING: PROVIDE MINI SKIP FOR RUBBISH	NO	£175.20		Dwelling: Provide mini skip or equivalent for removal of excessive domestic rubbish etc. to tip, including costs of landfill tax (only to be charged when ordered by CA).
460035	DWELLING OR GARDEN: PROVIDE SKIP FOR RUBBISH	NO	£271.20		Dwelling or Garden: Provide skip or equivalent for removal of excessive domestic rubbish, furniture, carpets etc. to tip including costs of landfill tax (only to be charged when ordered by CR).
460036	DWELLING: DECANT CONTENTS TO SERVICE PROVIDER STORE	IT	£0.00		Dwelling: Additional cost for removing furniture, carpets, other contents as designated by CR to Service Provider's secure storage, store for upto 21 days and return to Tenant or their representatives.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
460037	DWELLING:MOVE CONTENTS TO SERVICE PROVIDER STORE	IT	£126.35		Dwelling:Remove furniture, carpets, other contents as designated by CR to secure storage provided by Contractor, store for up to 42 days later hand over to former Tenant or their representatives.
460038	DWELLING:MOVE CONTENTS TO CLIENT STORE	IT	£126.35		Dwelling:Additional cost for removing furniture, carpets and other contents as designated by Client Representative to secure storage provided by Client.
460039	DWELLING:MOVE DISPOSE CONTENTS TO STORE	IT	£162.59		Dwelling Remove furniture, carpets, other contents as designated by CR to secure storage provided by Contractor, store for up to 42 days and later when instructed, dispose to tip.
460041	GARDEN:LABOUR AND SKIP FOR RUBBISH	NO	£507.80		Garden:Provide labour, skip or equivalent for removal of environmentally unsound material, fly tipping, scrap metal, tenants debris etc., from garden areas to tip including landfill tax (per skip).
460101	GARDEN OR COMMUNAL AREA:LABOUR SKIP RUBBISH	NO	£507.80		Garden or Communal Area:Provide labour, skip or equivalent to remove from communal areas, fly tipping, environmentally unsound material, etc., to tip, landfill tax, wash, disinfect (per skip).
460103	GARDEN OR COMMUNAL AREA:LABOUR MINI-SKIP RUBBISH	NO	£301.73		Garden or Communal Area:Provide labour, mini-skip or equivalent to remove from communal areas, fly tipping, environmentally unsound material, etc., to tip, landfill tax, wash, disinfect (per skip).
460201	DOMESTIC WASTE CLEARANCE:FRIDGES, FREEZERS	NO	£25.00		Domestic Waste:Environmental disposal of previous tenants domestic fridges, fridge/freezers, freezers to approved disposal site, landfill tax, (per appliance) (CR to instruct).
460203	DOMESTIC WASTE CLEARANCE:CALOR GAS BOTTLES	NO	£5.00		Domestic Waste:Environmental disposal of previous tenants calor gas bottles to approved disposal site, landfill tax, (per bottle) (MOV applicable if sole item on Order) (CR to instruct).
460205	DOMESTIC WASTE CLEARANCE:TV AND COMPUTER MONITORS	NO	£5.00		Domestic Waste:Environmental disposal of previous tenants TV or computer screens to approved disposal site, landfill tax, (per item) (MOV applicable if sole item on Order) (CR to instruct).
460207	DOMESTIC WASTE CLEARANCE:COMPUTER DESK TOP UNITS	NO	£6.00		Domestic Waste:Environmental disposal of previous tenants computer desk cpu's to approved disposal site, landfill tax, (per item) (MOV applicable if sole item on Order) (CR to instruct).

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
460209	DOMESTIC WASTE CLEARANCE:CAR TYRES	NO	£5.00		Domestic Waste:Environmental disposal of previous tenants car/van tyres including rims to approved disposal site, landfill tax, (per tyre) (MOV applicable if sole item on Order) (CR to instruct).
460211	DOMESTIC WASTE CLEARANCE:CAR OR VAN BATTERIES	NO	£4.00		Domestic Waste:Environmental waste disposal of previous tenants car or van batteries to approved disposal site, landfill tax, (per battery) (MOV applicable if sole item on Order) (CR to instruct).
460213	DOMESTIC WASTE CLEARANCE:COOKERS	NO	£8.00		Domestic Waste:Environmental disposal of previous tenants domestic cookers, etc., to approved disposal site, landfill tax, (per appliance) (MOV applicable if sole item on Order) (CR to instruct).
460215	DOMESTIC WASTE CLEARANCE:FLUORESCENT TUBES	NO	£1.00		Domestic Waste:Environmental disposal of previous tenants fluorescent tubes to approved disposal site, landfill tax, (per tube) (MOV applicable if sole item on Order) (CR to instruct).
460217	DOMESTIC WASTE CLEARANCE:PAINT CANS	NO	£1.00		Domestic Waste:Environmental waste disposal of previous tenants paint cans to approved disposal site, landfill tax, (per can) (MOV applicable if sole item on Order) (CR to instruct).
460301	COMMUNAL WASTE CLEARANCE:FRIDGES, FREEZERS	NO	£60.24		Communal Waste:Environmental disposal of fly tipped domestic fridges, fridge/freezers, upright and chest freezers to approved disposal site, landfill tax, (per appliance) (CR to instruct).
460303	COMMUNAL WASTE CLEARANCE:CALOR GAS BOTTLES	NO	£28.57		Communal Waste:Environmental disposal of fly tipped calor gas bottles to approved disposal site, landfill tax, (per bottle) (MOV applicable if sole item on Order) (CR to instruct).
460305	COMMUNAL WASTE CLEARANCE:TV AND COMPUTER MONITORS	NO	£21.06		Communal Waste:Environmental disposal of fly tipped television or computer screens to approved disposal site, landfill tax, (per item) (MOV applicable if sole item on Order) (CR to instruct).
460307	COMMUNAL WASTE CLEARANCE:COMPUTER DESK TOP UNITS	NO	£17.26		Communal Waste:Environmental waste disposal of fly tipped computer cpu's to approved disposal site, landfill tax, (per item) (MOV applicable if sole item on Order) (CR to instruct).
460309	COMMUNAL WASTE CLEARANCE:CAR TYRES	NO	£16.05		Communal Waste:Environmental disposal of fly tipped car or van tyres including rims to approved disposal site, landfill tax, (per tyre) (MOV applicable if sole item on Order) (CR to instruct).

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
460311	COMMUNAL WASTE CLEARANCE:CAR OR VAN BATTERIES	NO	£19.85		Communal Waste:Environmental waste disposal of fly tipped car or van batteries to approved disposal site, landfill tax, (per battery) (MOV applicable if sole item on Order) (CR to instruct).
460313	COMMUNAL WASTE CLEARANCE:COOKERS	NO	£39.70		Communal Waste:Environmental disposal of fly tipped domestic cookers, hobs etc., to approved disposal site, landfill tax, (per appliance) (MOV applicable if sole item on Order) (CR to instruct).
460315	COMMUNAL WASTE CLEARANCE:FLUORESCENT TUBES	NO	£4.71		Communal Waste:Environmental disposal of fly tipped fluorescent tubes to approved disposal site including cost of landfill tax, (per tube) (MOV applicable if sole item on Order) (CR to instruct).
460317	COMMUNAL WASTE CLEARANCE:PAINT CANS	NO	£4.71		Communal Waste:Environmental disposal of fly tipped paint cans to approved disposal site, landfill tax, (per can) (MOV applicable if sole item on Order) (CR to instruct).
460401	TURF:RENEW	SM	£20.53		Turf:Lift existing mown turf, make good existing area with top soil, remove spoil, lay new Standard quality turves, with broken joints tight to its neighbour, roll and brush-in sandy compost.
460403	TURF:CLEAR BONFIRE LAY NEW TURF	SM	£30.20		Turf:Clear bonfire and adjacent areas of all debris, metal, timber, broken glass, rubbish, unburnt material, sweep up ashes, remove spoil, dig out area of grass affected, lay new turves.
460451	SHRUB:PRUNE	NO	£7.75		Shrub:Prune any variety of shrub, by hand or using power hedge trimmer including raking up cuttings and removal of debris to tip including landfill tax.
460453	SHRUB:DIG OUT OVERGROWN	NO	£23.86		Shrub:Dig out any size of overgrown shrub including roots, including levelling ground and remove all old shrub material to approved tip or recycling centre including landfill tax.
460461	HEDGES:CUT OVERGROWN	LM	£13.73		Hedges:Cut back and neatly trim top and sides of overgrown hedge and remove all clippings from site to tip including landfill tax.
460471	TREE:PRUNE	IT	£30.56		Tree:Prune base and side growth for a height ne 2.40m high of tree including basal growth and suckers, paint pruning cuts with approved compound, and remove spoil.



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
460473	TREE:CUT DOWN GIRTH UPTO 450MM	IT	£300.82		Tree:Cut down existing trees of girth up to 450mm, dig out or stump grind out the stump and roots and remove spoil, fill the resultant hole with approved material.
460475	TREE:DIG OUT SEEDLING UPTO 150MM GIRTH	IT	£77.65		Tree:Dig out seedling trees upto 150mm girth including roots, including levelling ground and remove all debris off site to approved tip or recycling centre including landfill tax.
460481	FENCE LINE:STRIM TO CLEAR	LM	£4.01		Fence Line:Strim to clear fence line of undergrowth etc. and remove all debris off site to approved tip or recycling centre including landfill tax.
460507	CARPET:CLEAN TO ROOM UPTO 20SM CEILING AREA	IT	£52.16		Carpet:Thoroughly clean, scrub as necessary vacuum carpet including dry by dehumidifier to room ne 20.00sm ceiling area.
460509	CARPET:CLEAN TO HALL STAIRS	IT	£52.16		Carpet:Thoroughly clean, scrub as necessary vacuum carpet including dry by dehumidifier to hall, landing and staircase area complete.
460511	CARPET:CLEAN TO HALL	IT	£31.39		Carpet:Thoroughly clean, scrub as necessary vacuum carpet including dry by dehumidifier to hall area complete.
460601	GLAZING:CLEAN EXTERNAL FACE ONLY	SM	£3.23		Glazing:Clean external faces of window or glazed panel in door, or glazed screen or glazed balustrade, clean with clean fresh water to all window parts, dry off and left smear free.
460603	GLAZING:CLEAN BOTH FACES	SM	£6.57		Glazing:Clean external and internal faces of window or glazed panel in door, or glazed screen or glazed balustrade, clean with clean fresh water to all window parts, dry off and left smear free.
460605	GLAZING:CLEAN INTERNAL FACE ONLY	SM	£3.23		Glazing:Clean internal face only of window or glazed panel in door, or glazed screen or glazed balustrade, clean with clean fresh water to all window parts, dry off and left smear free.
460607	GLAZING:CLEAN BOTH INTERNAL FACES	SM	£6.57		Glazing:Clean both internal faces of window or glazed panel in door, or glazed screen or glazed balustrade, clean with clean fresh water to all window parts, dry off and left smear free.



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
460901	FLOOR:SWEEP COMMUNAL AREAS	SM	£0.18		Floor:Sweep all floor coverings and hard surfaces to communal entrances, exits, communal floors, balconies, access decks, hallways, staircase and landings (internally and externally) to leave clean,.
460903	SURFACES:POWER WASH	SM	£2.50		Surfaces:Brush down to remove dirt, mould, moss growth, algae and lichen, power wash all surfaces of brickwork at a minimum pressure of 1500 psi, but not to exceed 2000 psi, remove waste and debris.
460905	SURFACES:1:6 HD DETERGENT JET WASH	SM	£3.11		Surfaces:Brush down to remove smoke damage, jet wash with hot water, apply 1:6 heavy duty detergent solution, scrub, thorough pressure hot water rinse to remove all detergent/debris, allow to dry.
460907	HARD SURFACES:POWER WASH	SM	£2.24		Hard Landscaping:Brush to remove litter, excrement, other human debris, mould, moss growth algae and lichen, power wash all hard surfaces at a pressure not to exceed 2000 psi, remove waste and debris.
460909	COMMUNAL AREA:COMPREHENSIVE CLEAN	NO	£64.70		Communal Area:Comprehensive clean to floors and all surfaces to communal areas (all floors) stairs, landings, skirtings, handrails, to leave clean and litter free, remove waste and debris (per floor).
460911	COMMUNAL AREA:LIGHT CLEAN	NO	£41.39		Communal Area:Light clean to floors and all surfaces to communal areas (all floors) stairs, landings, skirtings, handrails, to leave clean and litter free, remove waste and debris (per floor).
461001	DWELLING:DISINFESTATION WORKS	IT	£125.67		Dwelling:Seal and secure void dwelling and carry out disinfestation works.
463001	WASTE CHUTE:INSPECT TAKE DOWN REPAIR	NO	£30.28		Waste Chute:Inspect, take down, repair, overhaul, refix, ease and adjust dust chute hopper.
463003	WASTE CHUTE:CLEAR OUT BLOCKAGE (PER FLOOR)	IT	£26.64		Waste Chute:Clean out blocked chute and remove debris (per floor).

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
464001	GARAGE OR OUTBUILDING:DEMOLISH SINGLE COMPLETE	CM	£37.84		Garage or Outbuilding:Demolish brick or pcc constructed single garage or outbuilding complete down to foundation level, remove waste and debris (building msd overall size), foundation left insitu.
464003	GARAGE OR OUTBUILDING:DEMOLISH SGL COMPLETE SLAB	CM	£59.98		Garage or Outbuilding:Demolish brick or pcc single garage or outbuilding complete down to and including foundation slab, make good, remove waste and debris (building msd overall size).
464005	GARAGE OR OUTBUILDING:DEMOLISH MULTI COMPLETE	CM	£32.84		Garage or Outbuilding:Demolish brick or pcc block of garages or outbuildings complete down to foundation level, remove waste and debris (building msd overall size), foundation left insitu.
464007	GARAGE OR OUTBUILDING:DEMOLISH MULTI COMPLETE SLAB	CM	£57.47		Garage or Outbuilding:Demolish brick or pcc block of garages or outbuildings complete down to and including foundation slab, make good, remove waste and debris (building msd overall size).
464501	DEMOLITION OF SHED ETC:RETAIN BASE	IT	£129.05		Demolition of Shed:Demolish existing shed, green house, conservatory, lean to store, animal house, pen or run, clean and disfec after removal, remove waste and debris, retain base for re-use.
464503	DEMOLITION OF SHED ETC:REMOVE BASE	IT	£214.57		Demolition of Shed:Demolish existing shed, green house, conservatory, lean to store, animal house, pen or run, clean, disfect, break up base, remove waste and debris, backfill with topsoil, make good.
464505	DEMOLITION OF PIGEON LOFT - RETAIN BASE	IT	£117.37		Demolition of Pigeon Loft:Demolish and clear away existing pigeon loft, cleaning and disinfecting after removal, clear away all debris off site, retain base for reuse.
464507	DEMOLITION OF PIGEON LOFT ETC: BASE	IT	£176.29		Demolition of Pigeon Loft: Demolish existing pigeon loft, cleaning and disinfecting after removal, break up base, remove waste and debris, backfill with topsoil and make good.

## Fencing & Gates

Contractor to enter percentage (%)  
adjustment to the SoR

costs (Column L) here:  
Column M will calculate to display  
your charge rate



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
017110	FENCING:RENEW 1.2M BOARD PCC POST GRAVEL BOARD	LM	£102.25		Fencing:Renew or supply new 1.05m timber vertical board fencing, take down existing, remove debris, set pcc posts at ne 1.80m centres, two rails fixed to posts, vertical boards, pcc gravel board.
017111	FENCING:RENEW 1.2M BOARD TIMBER POST	LM	£89.31		Fencing:Renew or supply new 1.05m timber vertical board fencing, take down existing, remove debris, set timber posts at ne 1.80m centres, two rails fixed to posts vertical boards gravel board.
017113	FENCING:RENEW 1.8M BOARD PCC POST	LM	£120.98		Fencing:Renew or supply new 1.65m timber vertical board fencing, take down existing, remove debris, excavation, set PCC posts at ne 1.80m centres, three rails fixed to posts, vertical boards.
017114	FENCING:RENEW 1.8M BOARD PCC POST GRAVEL BOARD	LM	£130.85		Fencing:Renew or supply new 1.65m timber vertical board fencing, take down existing, remove debris, set pcc posts at ne 1.80m centres, three rails fixed to posts, vertical boards, gravel board.
017117	FENCING:RENEW SOFTWOOD RAIL	NO	£27.12		Fencing:Renew 69x44mm softwood rail ne 2.00m long bolted to concrete or timber post, remove vertical boards as necessary, renew rail, renail existing vertical boards, remove waste and debris.
017119	FENCING:RENEW 2ND AND 3RD RAIL	NO	£8.60		Fencing:Renew second or third 69x44mm softwood rail ne 2.00m long, whilst vertical boards removed, remove waste and debris.
017121	FENCING:RENEW VERTICAL BOARD 1.05M	NO	£5.98		Fencing:Renew 144x20mm softwood vertical board 1.05m high, remove waste and debris.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
017122	FENCING:RENEW RUN OF VERTICAL BOARD 1.05M	LM	£54.43		Fencing:Renew 144x20mm softwood vertical boarding 1.05m high to closeboarded fence high complete with fixing, wire clipped to boards, remove waste and debris (measured per metre run of fencing).
017123	FENCING:RENEW VERTICAL BOARD 1.675M	NO	£7.84		Fencing:Renew 144x20mm softwood vertical board 1.65m high, remove waste and debris.
017124	FENCING:RENEW RUN OF VERTICAL BOARD 1.675M	LM	£70.69		Fencing:Renew 144x20mm softwood vertical boarding 1.65m high to closeboarded fence complete with fixing, wire clipped to boards, remove waste and debris (measured per metre run of fencing).
017125	FENCING:REMOVE BOARD FENCE	LM	£13.65		Fencing:Take down and remove any height vertical board fence with concrete and or timber posts set in concrete, softwood rails, gravel board and vertical boards, remove debris, fill post holes.
017127	FENCING:RENEW TIMBER GRAVEL BOARD	NO	£16.48		Fencing:Renew or supply and fix new 25x150mm tanalised gravel board and centre prop, remove existing, excavate, cut, trim existing fence boards as necessary, fix board, remove spoil.
017128	FENCING:RENEW PCC GRAVEL BOARD	NO	£29.79		Fencing:Renew or supply and fix new ne 50x225mm pcc gravel board and centre prop, remove existing, excavate as necessary, cut and or trim existing fence boards as necessary, fix board, remove spoil.
017201	FENCING:RENEW CHESTNUT NE 1.5M AND POSTS	LM	£19.63		Fencing:Renew chestnut pale fencing ne 1.50m high take down existing, remove spoil, renew 60mm dia chestnut posts at 2.22m centres and chestnut pales at 75mm centres, with galvanised straining wire.
017205	FENCING:RENEW CHESTNUT NE 1.5M	LM	£13.54		Fencing:Renew existing pales and wire on existing posts by carefully removing and remove from site renew with chestnut pales ne 1.50m high at 75mm centres fixed with galvanised straining wire.
017209	FENCING:REMOVE DAMAGED CHESTNUT	LM	£13.36		Fencing:Remove damaged chestnut pale fencing and remove from site to approved tip.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
017211	FENCING:RENEW INDIVIDUAL CHESTNUT PALE	NO	£5.82		Fencing:Renew cleft chestnut pale to fence including remove existing and clear away and fix new to match existing.
017213	FENCING:LINE WIRE SUPPORT	LM	£2.66		Fencing:Renew or fix new galvanised or pvc coated line wire to support chestnut pale fence, fix wire to posts and fencing with galvanised staples and ties, remove, refix fencing as necessary.
017215	FENCING:RENEW 75MM STRAIN POST	NO	£19.66		Fencing:Renew 75mm timber sweet chestnut straining post 1.60m long to chestnut pale fencing including connecting bolt strainers, remove waste and debris.
017301	FENCING:RENEW 1.8M HIGH PANEL	NO	£54.94		Fencing:Renew any interwoven or overlap fence panel ne 1.8x1.8m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and cart away debris to tip.
017302	FENCING:RENEW 1.2M HIGH PANEL	NO	£52.40		Fencing:Renew any interwoven or overlap fence panel ne 1.8x1.2m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and cart away debris to tip.
017303	FENCING:ERECT 1.8M HIGH PANEL WITH TIMBER POSTS	LM	£64.73		Fencing:Erect 1.80m high interwoven or overlap panel fencing complete with panels fixed to 75x75mm posts, capping, gravel board, excavation, concrete, backfill, remove spoil, reinstatement.
017304	FENCING:ERECT 1.2M HIGH PANEL WITH TIMBER POSTS	LM	£58.77		Fencing:Erect 1.20m high interwoven or overlap panel fencing complete with panels fixed to 75x75mm posts, capping, gravel board, excavation, concrete, backfill, remove debris, reinstatement.
017305	FENCING:ERECT 1.8M HIGH PANEL WITH PCC POSTS	LM	£81.39		Fencing:Erect 1.80m high interwoven or overlap panel fencing with panels fixed to 100x100mm pcc posts, gravel board, capping, excavation concrete, backfill, remove spoil, reinstatement.
017306	FENCING:ERECT 1.2M HIGH PANEL WITH PCC POSTS	LM	£73.67		Fencing:Erect 1.20m high interwoven or overlap panel fencing with panels fixed to 100x100mm pcc posts, gravel board, capping, excavation concrete, backfill, remove spoil, reinstatement.
017307	FENCING:REMOVE PANEL FENCE COMPLETE	LM	£9.55		Fencing:Remove any panel fencing complete including timber or concrete posts, gravel boards etc, remove debris, fill post holes with top soil and reinstate paths and gardens.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
017308	FENCING:RENEW 1.2M WIDE PANEL	NO	£52.40		Fencing:Renew any interwoven or overlap fence panel ne 1.20x1.80m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and remove spoil.
017314	FENCING:RENEW 0.9M HIGH PANEL	NO	£49.89		Fencing:Renew any interwoven or overlap fence panel ne 1.80x0.90m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and remove spoil.
017316	FENCING:ERECT 0.9M HIGH PANEL WITH TIMBER POSTS	LM	£51.81		Fencing:Erect 0.90m high interwoven or overlap panel fencing complete with panels fixed to 75x75mm posts, capping, gravel board, excavation, concrete, backfill, remove spoil, reinstatement.
017318	FENCING:ERECT 0.9M HIGH PANEL WITH PCC POSTS	LM	£65.87		Fencing:Erect 0.90m high interwoven or overlap panel fencing with panels fixed to 100x100mm pcc posts, gravel board, capping, excavation concrete, backfill, remove spoil, reinstatement.
017319	FENCING:RENEW 0.9M HIGH PANEL WITH TIMBER POSTS	LM	£63.22		Fencing:Renew interwoven or overlap panel fencing 0.90m high, fencing panels, 75x75mm timber posts, timber gravel board, excavation, concrete, backfill, remove debris, (msd per metre run of fencing).
017321	FENCING:RENEW 1.2M HIGH PANEL WITH TIMBER POSTS	LM	£63.98		Fencing:Renew interwoven or overlap panel fencing 1.20m high, fencing panels, 75x75mm timber posts, timber gravel board, excavation, concrete, backfill, remove debris, (msd per metre run of fencing).
017323	FENCING:RENEW 1.8M HIGH PANEL WITH TIMBER POSTS	LM	£79.17		Fencing:Renew interwoven or overlap panel fencing 1.80m high, fencing panels, 75x75mm timber posts, timber gravel board, excavation, concrete, backfill, remove debris, (msd per metre run of fencing).
017325	FENCING:RENEW 0.9M HIGH PANEL WITH PCC POSTS	LM	£77.28		Fencing:Renew interwoven or overlap panel fencing 0.90m high, fencing panels, 100x100mm PCC posts, PCC gravel board, excavation, concrete, backfill, remove debris, (msd per metre run of fencing).

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017327	FENCING:RENEW 1.8M HIGH PANEL WITH PCC POSTS	LM	£95.83		Fencing:Renew interwoven or overlap panel fencing 1.80m high, fencing panels, 100x100mm PCC posts, PCC gravel board, excavation, concrete, backfill, remove debris, (msd per metre run of fencing).
017329	FENCING:RENEW 1.2M HIGH PANEL WITH PCC POSTS	LM	£78.87		Fencing:Renew interwoven or overlap panel fencing 1.20m high, fencing panels, 100x100mm PCC posts, PCC gravel board, excavation, concrete, backfill, remove debris, (msd per metre run of fencing).
017400	FENCING:ERECT CHAINLINK FENCE AND POSTS 0.9M	LM	£43.90		Fencing:Erect new chainlink fencing 0.90m high with pcc posts cast into concrete, three 2.5mm dia galvanised mild steel line wires and galvanised or plastic coated steel chainlink fencing complete.
017401	FENCING:ERECT CHAINLINK FENCE AND POSTS 1.2M	LM	£49.21		Fencing:Erect new chainlink fencing 1.20m high with pcc posts cast into concrete, three 2.5mm dia galvanised mild steel line wires and galvanised or plastic coated steel chainlink fencing complete.
017403	FENCING:ERECT CHAINLINK FENCE AND POSTS 1.8M	LM	£59.54		Fencing:Erect new chainlink fencing 1.80m high with pcc posts cast into concrete, three 2.5mm dia galvanised mild steel line wires and galvanised or plastic coated steel chainlink fencing complete.
017404	FENCING:RENEW CHAINLINK ON EXISTING POSTS 0.9M	LM	£11.39		Fencing:Renew chainlink fencing 0.90m high to existing posts, remove debris, fix new galvanised or plastic coated steel chainlink fencing, three galvanised line wires, all fittings ties etc.
017405	FENCING:RENEW CHAINLINK ON EXISTING POSTS 1.2M	LM	£12.58		Fencing:Renew chainlink fencing 1.20m high to existing posts, remove debris, fix new galvanised or plastic coated steel chainlink fencing, three galvanised line wires, all fittings ties etc.
017407	FENCING:RENEW CHAINLINK ON EXISTING POSTS 1.8M	LM	£15.84		Fencing:Renew chainlink fencing 1.80m high to existing posts, remove debris, fix new galvanised or plastic coated steel chainlink fencing, three galvanised line wires, all fittings ties etc.
017409	FENCING:REMOVE CHAINLINK COMPLETE	LM	£9.55		Fencing:Remove any height chainlink fencing complete with concrete posts and remove waste and debris, fill holes with topsoil and reinstate paving and gardens as necessary.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
017411	FENCING:RESECURE LOOSE CHAINLINK FENCE	LM	£1.74		Fencing:Resecure any height loose chainlink fencing including tightening straining wires as necessary.
017413	FENCING:ERECT CHAIN MESH FENCE AND POSTS 0.9M	LM	£40.61		Fencing:Erect new 50 x 50mm galvanised chain mesh 0.9m high on 125mm timber fencing stakes and corner posts each 1.8m long, driven into ground, 100mm half round top rail, remove waste and debris.
017415	FENCING:RENEW CHAIN MESH FENCE AND POSTS 0.9M	LM	£43.11		Fencing:Take down existing fencing, erect 50mm chain mesh fencing 900 mm high on 125mm stake 1800 mm long at 1.8 m centres, stakes driven into ground, 100mm half round rail, remove waste and debris.
017501	FENCING:RENEW GARDEN RAIL 0.575M HIGH	LM	£43.52		Fencing:Renew with or supply and fix 575mm high timber garden rail fencing with 50x225mm rail bolted to 75x75mmx0.90m timber posts set in concrete bases at ne 2.00m centres complete.
017503	FENCING:REMOVE GARDEN RAIL 0.575M HIGH	LM	£7.05		Fencing:Remove 575mm high garden rail fencing including posts and remove waste and debris, including fill in post holes with top soil and reinstate paving, gardens and the like as necessary.
017601	FENCING:RENEW HIT AND MISS 1.35M HIGH	LM	£70.56		Fencing:Renew with or supply and fix timber hit and miss fence 1.35m high, 100x100mm posts at ne 1.80m centres, 100x50mm rails, 100x25mm pales, excavation, concrete, backfill, remove spoil.
017603	FENCING:RENEW HIT AND MISS 1.8M HIGH	LM	£83.01		Fencing:Renew with or supply and fix timber hit and miss fence 1.80m high, 100x100mm posts at ne 1.80m centres, 100x50mm rails, 100x25mm pales, excavation, concrete, backfill, remove spoil.
017604	FENCING:RENEW HORIZONTAL HIT AND MISS 1.8M HIGH	LM	£99.57		Fencing:Renew with or supply and fix timber horiz. hit and miss fence 1.80m high, 100x100mm posts at ne 1.20m centres, 100x50mm pales, 150x25mm rails excavation, concrete, backfill etc.
017605	FENCING:RENEW PALISADE NE 1.35M HIGH	LM	£67.17		Fencing:Renew with or supply and fix timber palisade fence 1.35m high, with 100x100mm posts at ne 1.80m centres, 100x50mm rails, 75mm pales at 125mm centres excavation, concrete, backfill etc.



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017607	FENCING:RENEW PALISADE NE 1.8M HIGH	LM	£78.65		Fencing:Renew with or supply and fix timber palisade fence 1.80m high, with 100x100mm posts at ne 1.80m centres, 100x50mm rails, 75mm pales at 125mm centres excavation, concrete, backfill etc.
017609	FENCING:REMOVE HIT AND MISS	LM	£12.05		Fencing:Remove any softwood hit and miss type of fencing including posts and remove waste and debris, fill post holes with top soil and reinstate paving and gardens as necessary.
017611	FENCING:REMOVE PALISADE	LM	£12.05		Fencing:Remove any palisade type of fencing including posts and remove waste and debris, fill post holes with top soil and reinstate paving and gardens as necessary.
017651	FENCING:RENEW POST AND 2 RAIL	LM	£51.82		Fencing:Renew with or supply and fix timber post and two rail fence, with 75x125mm posts at ne 1.80m centres, 100x38mm rails, excavation, concrete, backfill, remove spoil, reinstatement.
017653	FENCING:RENEW POST AND 3 RAIL	LM	£58.15		Fencing:Renew with or supply and fix timber post and three rail fence, with 75x125mm posts at ne 1.80m centres, 100x38mm rails, excavation, concrete, backfill, remove spoil, reinstatement.
017701	FENCING:REMOVE PCC POST AND SLAB	LM	£12.05		Fencing:Remove pcc post and slab fencing 1.20m high and remove spoil, fill post holes with top soil and reinstate paving gardens and the like as necessary.
017801	FENCING:MAKE SAFE FENCING	LM	£17.44		Fencing:Make safe any unstable fence and or gate including but not limited to resecure and or refix fencing, brace and or reset and or refix post, rehang gate or resecure.
017803	FENCING:RENEW TIMBER PALE AND LAG	NO	£8.35		Fencing:Renew any type of fencing pale or lag with ne 25x150mm tanalised timber including all labours, remove waste and debris.
017805	FENCING:REFIX TIMBER PALE AND LAG	NO	£2.75		Fencing:Refix any type of fencing pale or lag including remove and refix as necessary.
017807	FENCING:FIX GALVANISED REPAIR BRACKET	NO	£6.38		Fencing:Supply and fix galvanised repair bracket to rail and post including all cutting and fitting to suit.
017809	FENCING:RENEW RAIL TO POST AND RAIL	LM	£9.61		Fencing:Renew 100x38mm tanalised timber rail to post and rail fencing.

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017901	FENCING:ERECT POST AND WIRE 1.2M	LM	£34.21		Fencing:Erect post and wire fencing 1.20m high with 100x100 pcc posts with three 2.5mm diameter galvanised mild or plastic coated steel line wires including all fittings, ties etc. complete.
017903	FENCING:RENEW WIRES TO EXISTING POSTS 1.2M	LM	£4.95		Fencing:Renew wire fencing 1.20m high on existing posts, remove old, supply and fix three new galvanised or plastic coated steel 2.50mm diameter line wires and all fittings, ties etc.
017905	FENCING:RENEW OR FIX LINE WIRE	LM	£1.80		Fencing:Renew or fix new galvanised or pvc coated line wire to post and wire fence, fix wire to posts including remove and refix fencing as found expedient (measured per run of line wire).
019001	FENCE POST:EXCAVATE REMOVE AND MAKE GOOD	NO	£12.15		Fence Post:Excavate and remove remnants of damaged post with earth or concrete surround, fill hole with top soil, and remove waste and debris, reinstate paving, gardens and the like as necessary.
019003	FENCE POST:REFIX LOOSE POST	NO	£12.43		Fence Post:Refix any type of loose post including reset any post set in earth or concrete without removing and refixing any post fixed to brickwork, concrete and make good.
019005	FENCE POST:RENEW TIMBER TO hardcore OR CONCRETE	NO	£40.29		Fence Post:Renew timber 100x100mm fence post set in hardcore or concrete ne 2.40m long, excavate hardcore and or concrete, backfill, remove refix fencing, remove spoil, reinstatement.
019007	FENCE POST:RENEW TIMBER TO BRICKWORK	NO	£31.28		Fence Post:Renew tanalised softwood fence post fixed to brickwork size 100x100mm and ne 2.40m long including remove and refix fencing and or gates and drill plug and screw and make good.
019009	FENCE POST:RENEW TIMBER IN METPOST	NO	£28.91		Fence Post:Renew 75x75mm timber fence post ne 2.40m long with post fixed into driven or bolted Metpost, remove and refix fencing, remove debris, reinstate paving, gardens and the like.
019011	FENCE POST:RENEW PCC NE 1.5M	NO	£45.57		Fence Post:Renew pcc fence post or spur set in hardcore or concrete ne 100x100mm ne 1.50m long excavate, hardcore or concrete, backfill, remove, refix fencing, remove debris, reinstatement.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
019013	FENCE POST:RENEW PCC OVER 1.5M	NO	£58.32		Fence Post:Renew pcc fence post or spur set in hardcore or concrete ne 100x100mm and over 1.50m long, excavate, hardcore or concrete, backfill, remove, refix fencing, remove debris, reinstate.
019015	FENCE POST:FIX 50X100MM SW BATTEN	NO	£21.38		Fence Post:Supply and fix 50x100mm tanalised softwood batten to precast concrete post ne 1.80m long including drill and bolt batten to post.
019018	GATE POST AND GATE:RENEW AND REPAIR ANY FITTING	NO	£19.68		Gate Post and Gate:Renew or repair any single fitting to post or timber or metal gate including hinge, gudgeon, band, pivot plate or pivot socket, spring, gate catch or bolt (measured per fitting).
019021	FENCE POST:REPAIR WITH METSPUR	NO	£23.20		Fence Post:Repair broken post with Metspur fitting including driving spur into ground and bolting to existing post, supply all necessary struts, reinstate paths and gardens on completion.
021001	GATE:RENEW TIMBER NE 1.0SM	NO	£126.73		Gate:Renew timber single leaf gate ne 1.00sm overall, including galvanised steel strap hinges and hangers fixed to post, new galvanised mild steel auto catch, decorate, remove spoil.
021002	GATE:INSTALL TIMBER NE 1.0SM AND POSTS	NO	£222.18		Gate:Install timber single leaf gate ne 1.00sm overall, galvanised steel strap hinges and hangers fixed to and including pcc posts ne 1.65m long, ironmongery, decorate, reinstatement.
021003	GATE:RENEW TIMBER NE 1.5SM	NO	£148.78		Gate:Renew timber single leaf gate ne 1.50sm overall, including galvanised steel strap hinges and hangers fixed to post, new galvanised mild steel auto catch, decorate, remove spoil.
021004	GATE:INSTALL TIMBER NE 1.5SM AND POSTS	NO	£252.18		Gate:Install timber single leaf gate ne 1.50sm overall, galvanised steel strap hinges and hangers fixed to and including pcc posts ne 1.65m long, ironmongery, decorate, reinstatement.
021005	GATE:RENEW PAIR TIMBER NE 2.5SM OVERALL	NO	£364.39		Gate:Renew timber two leaved gate ne 2.50sm overall, including galvanised steel strap hinges and hangers fixed to post, new galvanised mild steel auto catch, decorate, remove spoil.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
021006	GATES:INSTALL PAIR TIMBER NE 2.5SM AND POST	NO	£468.44		Gates:Install timber two leaved gate ne 2.5sm overall, galvanised steel strap hinges and hangers fixed to and including pcc posts ne 1.65m long, ironmongery, decorate, reinstatement.
021007	GATE:REPAIR AND EASE AND ADJUST TIMBER GATE	NO	£31.97		Gate:Repair any damaged timber gate including ease and adjust, remove and rehang as necessary including adjust stop, supply and fix new timbers and scarf new sections as required and redecorate.
021011	GATE:RENEW 50X25MM STOP NE 2.0M	NO	£10.19		Gate:Renew 50x25mm tanalised softwood gate stop ne 2.00m long fixed to gate frame and redecorate to match existing.
021013	GATE:RENEW GATE AND FENCE CAPPING	LM	£7.01		Gate:Renew any type and size of gate or fence capping with softwood tanalised capping to match and redecorate to match existing, remove waste and debris.
021021	GATE:INSTALL TIMBER PANEL 1.2M HIGH	NO	£156.86		Gate:Install timber single leaf gate comprising 0.90m wide x 1.20m high interwoven or overlap panel, galvanised hinges including 100x100mm timber posts 1.85m long, ironmongery, decorate.
021023	GATE:INSTALL TIMBER PANEL 1.8M HIGH	NO	£171.34		Gate:Install timber single leaf gate comprising 0.90m wide x 1.80m high interwoven or overlap panel, galvanised hinges including 100x100mm timber posts 2.45m long, ironmongery, decorate.
023001	GATE:RENEW METAL NE 1.0SM	NO	£91.00		Gate:Renew galvanised mild steel gate ne 1.00sm, overall including sliding bolt, stop and one pair of hanging lugs fixed to brickwork or concrete, decorate, remove spoil.
023003	GATE:RENEW METAL NE 2.0SM	NO	£167.12		Gate:Renew galvanised mild steel gate ne 2.00sm overall including sliding bolt, stop and one pair of hanging lugs fixed to brickwork or concrete, decorate, remove spoil.
023009	GATE:REPAIR AND EASE AND ADJUST METAL GATE	NO	£22.44		Gate:Ease and adjust any metal gate including remove and refix and carry out any minor repairs and or adjustments as necessary, make good paintwork to match existing.
025001	GATE POST:RENEW TIMBER	NO	£63.16		Gate Post:Renew gate post with timber post size 100x125mm, set in concrete, excavation, concrete, backfill and remove spoil, reinstatement, remove refix fencing and gates as necessary, redecorate.

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025003	GATE POST:RENEW PCC	NO	£47.73		Gate Post:Renew gate post with pcc post ne 1.65m long, set in concrete, excavation, concrete, backfill and remove spoil, reinstatement, remove refix fencing and gates as necessary.
025005	GATE FRAME:RENEW TIMBER	LM	£42.17		Gate Frame:Renew gate frame with tanalised softwood gate frame, including plug and screw frame to brickwork and redecorate to match existing, remove waste and debris.
025011	GATE POST:RENEW OR SUPPLY ANCHOR POST	NO	£51.52		Gate Post:Renew or supply and fix new gate anchor post of any type and size complete with all clips and fastenings, set in concrete, excavation, concrete, backfill, remove spoil, reinstatement.
098003	CLIENT INSPECTION:FENCING	IT	£15.02		Client Inspection:Undertake client inspection, testing etc in connection with fencing, report to Client Representative (any repairs required to be ordered must be instructed by CR).

## Glazing

Contractor to enter percentage  
(%) adjustment to the SoR  
costs (Column L) here:  
Column M will calculate to display  
your charge rate



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
515005	PANE:REGLAZE 4MM CLEAR OR OBSCURE UPTO 1SM	NO	£57.82		Pane:Reglaze single pane in 4mm clear or obscure glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up paintwork to match existing, remove waste and debris.
515007	PANE:REGLAZE 4MM CLEAR OR OBSCURE OVER 1SM	SM	£75.76		Pane:Reglaze single pane in 4mm clear or obscure glass, over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up paintwork to match existing, remove waste and debris.
515013	PANE:REGLAZE 6MM CLEAR OR OBSCURE UPTO 1SM	NO	£73.13		Pane:Reglaze single pane in 6mm clear or obscure glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, remove waste and debris.
515015	PANE:REGLAZE 6MM CLEAR OR OBSCURE OVER 1SM	SM	£93.33		Pane:Reglaze single pane in 6mm clear or obscure glass, over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, remove waste and debris.
520005	PANE:REGLAZE 7MM GWCG UPTO 1SM	NO	£99.63		Pane:Reglaze single pane in 7mm georgian wired cast glass, ne 1.00sm, hack out, glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, remove waste and debris.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
520007	PANE:REGLAZE 7MM GWCG OVER 1SM	SM	£128.50		Pane:Reglaze single pane in 7mm georgian wired cast glass, over 1.00sm, hack out, glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, remove waste and debris.
525005	PANE:REGLAZE 6MM GWPP UPTO 1SM	NO	£139.19		Pane:Reglaze single pane in 6mm georgian wired polished plate glass ne 1.00sm, hack out, glaze with putty, sprigs, etc., at any level, touch up decoration to match existing, remove waste and debris.
525007	PANE:REGLAZE 6MM GWPP OVER 1SM	SM	£181.25		Pane:Reglaze single pane in 6mm georgian wired polished plate glass over 1.00sm, hack out, glaze with putty, sprigs, etc., at any level, touch up decoration to match existing, remove waste and debris.
530005	PANE:REGLAZE 6MM TOUGHENED UPTO 1SM	NO	£95.48		Pane:Reglaze single pane in 6mm toughened safety glass ne 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, remove waste and debris.
530007	PANE:REGLAZE 6MM TOUGHENED OVER 1SM	SM	£123.46		Pane:Reglaze single pane in 6mm toughened safety glass, over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, remove waste and debris.
535005	PANE:REGLAZE 6.4MM LAMINATED UPTO 1SM	NO	£91.94		Pane:Reglaze single pane in 6.4mm laminated glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.
535007	PANE:REGLAZE 6.4MM LAMINATED OVER 1SM	SM	£113.41		Pane:Reglaze single pane in 6.4mm laminated glass over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
535015	PANE:REGLAZE 4.4MM LAMINATED UPTO 1SM	NO	£104.92		Pane:Reglaze single pane in 4.4mm laminated glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.
535017	PANE:REGLAZE 4.4MM LAMINATED OVER 1SM	SM	£138.56		Pane:Reglaze single pane in 4.4mm laminated glass, over 1.00sm hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.
535025	PANE:REGLAZE 6.8MM LAMINATED/STIPPOLYTE UPTO 1 SM	NO	£135.28		Pane:Reglaze single pane in 6.8mm laminated/stippolyte glass upto 1.00sm, hack out, glaze with putty, sprigs, clips or beads at any level, touch up decoration to match, remove waste and debris.
535027	PANE:REGLAZE 6.8MM LAMINATED/STIPPOLYTE OVER 1 SM	SM	£171.20		Pane:Reglaze single pane in 6.8mm laminated/stippolyte glass over 1.00sm, hack out, glaze with putty, sprigs, clips or beads at any level, touch up decoration to match, remove waste and debris.
540005	PANE:REGLAZE 4MM POLYCARBONATE UPTO 1SM	NO	£76.39		Pane:Reglaze single pane in 4mm polycarbonate glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.
540007	PANE:REGLAZE 4MM POLYCARBONATE OVER 1SM	SM	£95.18		Pane:Reglaze single pane in 4mm polycarbonate glass, over 1.00sm hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.
540055	PANE:REGLAZE 6MM POLYCARBONATE UPTO 1.00SM	NO	£97.23		Pane:Reglaze single pane in 6mm polycarbonate glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.
540057	PANE:REGLAZE 6MM POLYCARBONATE OVER 1.00SM	SM	£122.96		Pane:Reglaze single pane in 6mm polycarbonate glass, over 1.00sm hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing and remove waste and debris.



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
541001	PANE:REGLAZE 7MM FIRE SAFETY IMPACT UPTO 1SM	NO	£231.37		Pane:Reglaze single pane in 7mm clear pyrostem or pyroshield fire/safety wired impact glass upto 1.00sm, hack out, glaze with putty, beads, at any level, touch up decoration, remove waste and debris.
541003	PANE:REGLAZE 7MM FIRE SAFETY IMPACT GLASS OVER 1SM	SM	£300.32		Pane:Reglaze single pane in 7mm clear pyrostem or pyroshield fire/safety wired impact glass over 1.00sm, hack out, glaze with putty, beads, at any level, touch up decoration, remove waste and debris.
551005	DOUBLE GLAZED UNIT:REGLAZE UPTO 1SM-CLEAR LOW E	NO	£87.77		Double Glazed Unit:Reglaze unit ne 1.00sm, 28mm clear float low emissivity (Low E) glass flush edge hermetically sealedunit, hack out glass, glaze new unit to any frames, touch up decoration.
551007	DOUBLE GLAZED UNIT:REGLAZE OVER 1.0SM-CLEAR LOW E	SM	£129.64		Double Glazed Unit:Reglaze unit over 1.00sm with 28mm clear float low emissivity (Low E) glass flush edge hermetically sealed unit, hack out, glaze new unit to any frames, touch up decoration.
551055	DOUBLE GLAZED UNIT:REGLAZE 28MM NE 1SM CLEAR LOW E	NO	£92.50		Double Glazed Unit:Reglaze unit ne 1.00sm with 28mm hermetically sealed 4mm clear float (Low E) flush edge unit, remove/refix beads etc, hack out, glaze, touch up decoration, remove waste and debris.
551057	DOUBLE GLAZED UNIT:REGLAZE 28MM EX 1SM CLEAR LOW E	SM	£135.94		Double Glazed Unit:Reglaze unit over 1.00sm with 28mm hermetically sealed 4mm clear float (Low E) flush edge unit, remove/refix beads etc, hack out, glaze, touch up decoration, remove waste, debris.
556005	DOUBLE GLAZED UNIT:REGLAZE UPTO 1SM SAFETY LOW E	NO	£110.52		Double Glazed Unit:Reglaze unit ne 1.00sm with 28mm safety low emissivity (Low E) glass flush edge hermetically sealed unit, hack out glass, glaze new unit to any frames, touch up decoration.
556007	DOUBLE GLAZED UNIT:REGLAZE OVER 1SM SAFETY LOW E	SM	£170.07		Double Glazed Unit:Reglaze unit over 1.00sm with 28mm safety low emissivity (Low E) glass flush edgehermetically sealed unit, hack out glass, glaze new unit to any frames, touch up decoration.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
556055	DOUBLE GLAZED UNIT:REGLAZE 28MM NE 1SM SAFETY LOWE	NO	£117.51		Double Glazed Unit:Reglaze unit ne 1.00sm with 28mm hermetically sealed 4mm safety (Low E) flush edge unit, remove/refix beads etc, hack out, glaze, touch up decoration, remove waste and debris.
556057	DOUBLE GLAZED UNIT:REGLAZE 28MM EX 1SM SAFETY LOWE	SM	£179.41		Double Glazed Unit:Reglaze unit over 1.00sm with 28mm hermetically sealed 4mm safety (Low E) flush edge unit, remove/refix beads etc, hack out, glaze, touch up decoration, remove waste, debris.
557001	VACUUM DOUBLE GLAZING:REGLAZE UPTO 1SM-CLEAR	NO	£242.06		Vacuum Glazed Unit:Reglaze ne 1.00sm Pilkington energiKare vac DG Clear unit, wood, metal,PVCu frames, inc remove beads etc and set aside, hack out, touch up decoration,remove waste.
557003	VACUUM DOUBLE GLAZING:REGLAZE OVER 1SM-CLEAR	SM	£363.86		Vacuum Glazed Unit:Reglaze over 1.00sm Pilkington energiKare vac DG Clear unit, wood, metal,PVCu frames, inc remove beads etc and set aside, hack out, touch up decoration,remove waste.
557005	VACUUM DOUBLE GLAZING:REGLAZE UPTO 1SM-OBSCURE	NO	£251.72		Vacuum Glazed Unit:Reglaze ne 1.00sm Pilkington energiKare vac DG Obscure unit, wood, metal,PVCu frames, inc remove beads etc and set aside, hack out, touch up decoration,remove waste.
557007	VACUUM DOUBLE GLAZING:REGLAZE OVER 1SM-OBSCURE	SM	£373.53		Vacuum Glazed Unit:Reglaze over 1.00sm Pilkington energiKare vac DG Obscure unit, wood, metal,PVCu frames, inc remove beads etc and set aside, hack out, touch up decoration,remove waste.
557009	VACUUM DOUBLE GLAZING:REGLAZE UPTO 1SM-SAFETY	NO	£607.36		Vacuum Glazed Unit:Reglaze ne 1.00sm Pilkington energiKare vac DG Laminated Safety unit, wood, metal,PVCu frames, inc remove beads etc and set aside, hack out, touch up decoration,remove waste.
557011	VACUUM DOUBLE GLAZING:REGLAZE OVER 1SM-SAFETY	SM	£729.17		Vacuum Glazed Unit:Reglaze over 1.00sm Pilkington energiKare vac DG Laminated Safety unit, wood, metal,PVCu frames, inc remove beads etc and set aside, hack out, touch up decoration,remove waste.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
559001	TRIPLE GLAZING:REGLAZE UPTO 1SM-CLEAR	NO	£161.84		Triple Glazed Unit:Reglaze ne 1.00sm with Triple glazed clear unit, wood, metal, PVCu frames, including remove beads etc. and set aside, hack out, touch up decoration, remove waste.
559003	TRIPLE GLAZING:REGLAZE OVER 1SM-CLEAR	SM	£207.39		Triple Glazed Unit:Reglaze over 1.00sm with triple glazed clear unit, wood, metal, PVCu frames, including remove beads etc. and set aside, hack out, touch up decoration, remove waste.
559005	TRIPLE GLAZING:REGLAZE UPTO 1SM-OBSCURE	NO	£161.84		Triple Glazed Unit:Reglaze ne 1.00sm with triple glazed obscure unit, wood, metal, PVCu frames, including remove beads etc. and set aside, hack out, touch up decoration, remove waste.
559007	TRIPLE GLAZING:REGLAZE OVER 1SM-OBSCURE	SM	£207.39		Triple Glazed Unit:Reglaze over 1.00sm with triple glazed obscure unit, wood, metal, PVCu frames, including remove beads etc. and set aside, hack out, touch up decoration, remove waste.
559009	TRIPLE GLAZING:REGLAZE UPTO 1SM-SAFETY	NO	£217.82		Triple Glazed Unit:Reglaze ne 1.00sm with triple glazed laminated safety unit, wood, metal, PVCu frames, inc remove beads etc. and set aside, hack out, touch up decoration, remove waste.
559011	TRIPLE GLAZING:REGLAZE OVER 1SM-SAFETY	SM	£282.03		Triple Glazed Unit:Reglaze over 1.00sm with triple glazed laminated safety unit, wood, metal, PVCu frames, including remove beads etc. and set aside, hack out, touch up decoration, remove waste.
560001	DOMELIGHT:REMOVE AND REFIX	NO	£84.56		Domelight:Take off and refix domelight ne 1219x1219mm including all necessary drilling and plugging and redressing of upstands and flashings.
560003	DOMELIGHT:RENEW 610X610MM COMPLETE	NO	£300.90		Domelight:Renew 610x610mm translucent glass fibre reinforced domelight including all necessary drilling and plugging and renewal as necessary of flashings and upstands.
560005	DOMELIGHT:RENEW 914X914MM COMPLETE	NO	£404.01		Domelight:Renew 914x914mm translucent glass fibre reinforced domelight including all necessary drilling and plugging and renewal as necessary of flashings and upstands.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
560007	DOMELIGHT:RENEW 1210X1210MM COMPLETE	NO	£630.75		Domelight:Renew 1210x1210mm translucent glass fibre reinforced domelight including all necessary drilling and plugging and renewal as necessary of flashings and upstands.
565001	MIRROR:RENEW 450X450X4MM	NO	£41.30		Mirror:Renew 450x450x4mm silvered float glass mirror with polished edges and predrilled holes and fix to any background including all drilling and plugging and making good and remove waste and debris.
565003	MIRROR:RENEW 900X600X4MM	NO	£88.62		Mirror:Renew 900x600x4mm silvered float glass mirror with polished edges and predrilled holes and fix to any background including all drilling and plugging and making good and remove waste and debris.
570001	SHOWER SCREEN:REFIX GLASS OVER BATH SCREEN	NO	£20.96		Shower Screen:Refix loose framed glass over bath shower screen including all necessary drilling and plugging and make good.
570003	SHOWER SCREEN:RENEW GLASS OVER BATH	NO	£124.93		Shower Screen:Renew or supply and install framed glass over bath shower screen including remove existing, drill and plug as necessary and fit new screen, make good, remove waste and debris.
570011	SHOWER SCREEN:RENEW TWO SIDED GLASS SCREEN	IT	£300.20		Shower Screen:Renew any two sided framed glass shower cubicle screen and door above shower tray, remove existing, drill and plug as necessary and fit new screen including all make good.
570013	SHOWER SCREEN:RENEW THREE SIDED GLASS SCREEN	IT	£443.20		Shower Screen:Renew any three sided framed glass shower cubicle screen and door above shower tray, remove existing, drill and plug as necessary and fit new screen including all make good.
570015	SHOWER SCREEN:REFIX GLASS SIDE PANEL	IT	£21.56		Shower Screen:Refix loose framed glass panel to shower cubicle including all necessary drilling and plugging and make good.
570017	SHOWER SCREEN:OVERHAUL DOOR	IT	£21.56		Shower Screen:Overhaul, ease and adjust, renew gaskets as necessary, refix or repair loose framed glass shower door and make good.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
570019	SHOWER SCREEN:REMOVE AND REFIX	IT	£40.70		Shower Screen:Remove and later refix framed glass shower cubicle side panel including all necessary drilling and plugging refix framed glass shower door and make good.
573091	CONDENSATION DRIP TRAY:RENEW	IT	£43.89		Condensation Drip Tray: Carefully remove any size of double glazed unit, dismantle and renew condensation drip tray, reinstall double glazed unit including renewing any gaskets as necessary.
573093	DOUBLE GLAZED UNITS:REFIX	NO	£46.16		Double Glazed Unit:Carefully remove any size of double glazed unit, renew gaskets as necessary and refix including rebedding in silicone.
575001	PUTTY:RENEW DEFECTIVE PUTTY	LM	£5.80		Putty:Renew loose or defective putty, hack out old, prepare and apply new putty and touch up paintwork to match existing and remove waste and debris.
575003	BEAD:RENEW DEFECTIVE GLAZING BEAD	LM	£11.91		Bead:Renew any type of defective glazing bead including remove existing bead, clean, prepare and supply and fit new bead to match existing, sealing with silicone sealant as necessary and decorate.
575005	BEAD:APPLY SILICONE SEAL TO GLAZING BEAD	LM	£7.16		Bead:Seal around glazing bead with silicone sealant including remove existing bead, clean and prepare rebate and refix bead including touch up paintwork to match existing and remove waste and debris.
575007	WINDOW:BED EDGES IN WASHLEATHER STRIP	LM	£4.16		Window:Extra for bedding edges of glass in washleather strip including sealing externally with putty.
575009	GASKETS:EXTRA OVER FOR COMPRESSION GASKET	LM	£3.10		Gaskets:Extra over reglazing or renewal items for glazing to any metal or PVCu frame with compression gaskets instead of putty or beads.
575011	VENT:RENEW CIRCULAR TO EXISTING OPENING	NO	£25.33		Vent:Renew circular vent to existing opening including carefully remove existing plastic ventilator and fit new ventilator, glass breakage is Service Provider's risk.
575013	VENT:FIT NEW CIRCULAR TO EXISTING GLASS	NO	£42.86		Vent:Fit new circular vent to existing glass including carefully cut hole in glass and fit new ventilator, glass breakage is contractors risk.

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575015	VENT:FIT METAL PERMAVENT	NO	£57.45		Vent:Supply and fit metal Permavent to window including scribing to line, knock out glass and install vent, glass breakage is contractors risk.
575017	LOUVRE:RENEW BLADE NE 950MM LONG	NO	£28.86		Louvre:Renew 6mm glass louvre blade ne 950mm long with polished edges including remove existing blade and bed/clip into jamb.
575019	TEMPORARY GLAZING:FIX PRIOR TO REPLACEMENT UNIT	NO	£36.87		Temporary Glazing:Provide and fix temporary glazing or boarding prior to the replacement of double glazed unit including hack out, bed and seal as necessary.
575021	SYLGLAS:FIT TAPE NE 100MM WIDE	LM	£5.85		Sylglas:Prepare and apply Sylglas tape ne 100mm wide as temporary repair.
575023	WINDOW:APPLY SOLAR REFLECTIVE FILM	SM	£22.73		Window:Prepare and apply solar reflective film to glass surfaces including all cutting and fitting to edges and remove waste and debris.
575025	WINDOW:APPLY SAFETY FILM	SM	£29.35		Window:Prepare and apply safety film to glass surfaces including all cutting and fitting to edges and remove waste and debris.
575026	WINDOW OR DOOR:APPLY EMERGENCY REPAIR FILM	SM	£29.35		Window or Door:Preapre and apply emergency repair film to glass surfaces including all cutting and fitting to edges and remove waste and debris.
575027	SASH:EXTRA OVER GLAZING TO DISMANTLE SASH	NO	£82.52		Sash:Extra over any reglazing works to windows of any type or size for removing sash or casement, dismantle, reassemble, refit, make good all disturbed (can only be claimed if instructed by the CR).
575501	NET CURTAIN:SUPPLY SINGLE WIDTH	SM	£7.72		Net Curtain:Supply and install new single width, full height net curtains, hemmed all edges, to glazed opening of any type or size, on and including proprietary hanging rods or wire.

## Masonry

Contractor to enter percentage  
(%) adjustment to the SoR

costs (Column L) here:  
Column M will calculate to display  
your charge rate



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
102201	STONE:REBUILD WALL NE 300MM NS IRREGULAR COURSES	SM	£266.99		Stone:Rebuild irregular coursed natural stone wall ne 300mm thick, take down, clean off, including additional stone to match, bed, joint, point to match in mortar (1:3), all features, remove spoil.
102203	STONE:REBUILD WALL OVER 300MM NS IRREGULAR	SM	£335.89		Stone:Rebuild irregular coursed natural stone wall over 300mm thick, take down, clean off, including additional stone to match, bed, joint, point to match in mortar (1:3), all features, remove spoil.
102205	STONE:REBUILD WALL NE 300MM NS REGULAR COURSES	SM	£314.56		Stone:Rebuild regular coursed natural stone wall ne 300mm thick, take down, clean off, including additional stone to match, bed, joint, point to match in mortar (1:3), all features, remove spoil.
102207	STONE:REBUILD WALL OVER 300MM NS REGULAR COURSES	SM	£395.97		Stone:Rebuild regular coursed natural stone wall over 300mm thick, take down, clean off, including additional stone to match, bed, joint, point to match in mortar (1:3), all features, remove spoil.
102211	STONE:REBUILD WALL NE 300MM RS IRREGULAR COURSES	SM	£202.47		Stone:Rebuild irregular coursed reconstructed stonework ne 300mm thick, take down, clean off, including additional to match, bed, joint, point to match in mortar, all features, remove spoil.
102213	STONE:REBUILD WALL OVER 300MM RS IRREGULAR	SM	£257.34		Stone:Rebuild irregular coursed reconstructed stonework over 300mm thick, take down, clean off, including additional to match, bed, joint, point to match in mortar, all features, remove spoil.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
102215	STONE:REBUILD WALL NE 300MM RS REGULAR COURSES	SM	£235.01		Stone:Rebuild regular coursed reconstructed stonework ne 300mm thick, take down, clean off, including additional to match, bed, joint, point to match in mortar, all features, remove spoil.
102217	STONE:REBUILD WALL OVER 300MM RS REGULAR COURSES	SM	£297.40		Stone:Rebuild regular coursed reconstructed stonework over 300mm thick, take down, clean off, including additional to match, bed, joint, point to match in mortar, all features, remove spoil.
102219	STONE:REBUILD WALL CAVITY SKIN RS REGULAR COURSES	SM	£213.98		Stone:Rebuild regular coursed reconstructed stone outer skin of cavity wall, take down, clean off, additional to match, bed, joint, point to match in mortar, ties, dpc, lintols, bonding, remove spoil.
102221	STONE:REBUILD WALL CAVITY SKIN RS IRREGULAR	SM	£176.85		Stone:Rebuild irregular coursed reconstructed stone outer skin of cavity wall, take down, clean off, additional stone, bed, joint, point to match, ties, dpc, lintols, bonding, remove spoil.
102223	WALL:RAKE OUT AND REPOINT STONWORK	SM	£31.32		Wall:Rake out existing joints of stonework minimum 20mm deep and repoint in cement or lime mortar to match existing and remove waste and debris.
102225	WALL:RAKE OUT REPOINT AND RESET STONWORK	SM	£134.46		Wall:Rake out existing joints of stonework minimum 20mm deep, dub out and reset stonework, provision of any new matching stonework, repoint in cement or lime mortar to match existing and remove spoil.
146101	SURFACES:REPAIR CRACKS STONWORK NE 5MM	SM	£78.28		Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces with epoxy mortar in surfaces of stone over 300mm wide, repair ne 5mm deep and remove waste and debris.
146103	LINTELS/CILLS:REPAIR CRACKS STONWORK NE 5MM	LM	£17.53		Lintels/Cills:Prepare, clean off all dust, debris, fill in or resurface cracks or spalled surfaces of surfaces of stone lintels, cills etc., with epoxy mortar, ne 300mm girth, repair ne 5mm deep.
146107	STONE SURFACES:REPAIR CRACKS, SPALLS NE 10MM	SM	£143.12		Stone Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled stone surfaces with epoxy mortar over 300mm wide, repair over 5 ne 10mm deep, remove debris.



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
146109	LINTELS/CILLS:REPAIR CRACKS STONEWORK NE 10MM	LM	£31.19		Lintels/Cills:Prepare, clean off all dust, debris, fill in or resurface cracks or spalled surfaces of stone lintels, cills etc., with epoxy mortar ne 300mm girth, repair ne 10mm deep.
146113	SURFACES:REPAIR CRACKS STONEWORK NE 15MM	SM	£213.27		Surfaces:Prepare, clean off all dust and debris, fill in or resurface cracks or spalled surfaces of stone with epoxy mortar exceeding 300mm wide, repair over 10 ne 15mm deep, remove waste and debris.
146115	LINTELS/CILLS:REPAIR CRACKS STONEWORK NE 15MM	LM	£46.18		Lintels/Cills:Prepare, clean off all dust, debris, fill in or resurface cracks or spalled surfaces of surfaces of stone lintels, cills etc., with epoxy mortar ne 300mm girth, repair over 15mm deep.
146201	STONE WALLS:CHEMICAL CLEAN	SM	£10.50		Stone Walls:Brush down to remove mould, moss growth etc., apply approved chemical cleaning agent, power wash all surfaces of stonework at a minimum pressure of ne 2000 psi, remove debris.
146203	STONE CILLS:CHEMICAL CLEAN	LM	£3.50		Stone Cills:Brush down to remove mould, moss growth etc., apply approved cleaning agent, power wash at a minimum pressure ne 2000 psi, brush apply one coat of 'lichenite' solution and of 'haloseal'.
146205	STONE WALLS:GRIT BLAST	SM	£12.50		Stone Walls:Brush down to remove mould, moss growth etc., grit blast, afterwards power wash all surfaces of stonework at a minimum pressure of ne 2000 psi, remove waste and debris.

## Plasterwork, Rendering & Screeding

Contractor to enter percentage  
(%) adjustment to the SoR

costs (Column L) here:  
Column M will calculate to display  
your charge rate



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
411105	WALL:RENEW APPLY 3MM SKIM PLASTER IN PATCH	IT	£15.94		Wall:Renew defective or apply new skim coat of plaster in patch including hack off existing and renew including all preparation and joints to existing surfaces and remove waste and debris.
411107	WALL:RENEW APPLY 3MM SKIM COAT PLASTER	SM	£12.43		Wall:Renew defective or apply new skim coat of plaster including hack off existing and renew including all preparation and joints to existing surfaces and remove waste and debris.
411113	WALL:TWO COATS DUB OUT IN PATCH	IT	£36.73		Wall:Float and set to walls in patch including additional coat or dub out as necessary with cement and sand including all labours.
411115	WALL:TWO COATS DUB OUT	SM	£31.72		Wall:Float and set to walls including additional coat or dub out as necessary with cement and sand including all preparation, labours, and joints to existing surfaces and remove waste and debris.
411121	WALL:HACK REPLASTER TWO COATS DUB OUT IN PATCH	IT	£55.15		Wall:Hack off plaster, rake out and prepare background, float and set to walls in patch including additional coat or dub out as necessary with cement and sand, all labours, remove spoil.
411123	WALL:HACK REPLASTER TWO COATS DUB OUT	SM	£47.64		Wall:Hack off plaster, rake out and prepare background, float and set to walls including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris.
411133	WALL:TWO COATS BONDING WALL IN PATCH	IT	£24.13		Wall:Bond and set to walls in patch including additional coat or dub out as necessary with cement and sand including all labours, and remove waste and debris.

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411135	WALL:TWO COATS BONDING WALLS	SM	£20.63		Wall:Bond and set to walls 12mm thick, including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris.
411309	WALL:FIX NE 12.5MM PLASTERBOARD SCRIM JOINTS PATCH	IT	£16.19		Wall:Supply, cut and fix ne 12.5mm plasterboard to walls in patch including scrim joints, additional support battens, noggins etc. to studding and all labours and remove waste and debris.
411311	WALL:FIX NE 12.5MM PLASTERBOARD SCRIM JOINTS	SM	£13.08		Wall:Supply, cut and fix ne 12.5mm plasterboard to walls and scrim joints, including additional support battens, noggins etc. to studding and all labours and remove waste and debris.
411313	WALL:FIX NE 12.5MM PLASTERBOARD 3MM SKIM IN PATCH	IT	£30.23		Wall:Supply, cut and fix ne 12.5mm plasterboard to walls in patch including scrim joints and 3mm skim plaster, additional support battens, noggins etc to studding, labours and remove waste and debris.
411315	WALL:FIX NE 12.5MM PLASTERBOARD 3MM SKIM COAT	SM	£25.22		Wall:Supply, cut and fix ne 12.5mm plasterboard to walls, scrim joints and 3mm skim plaster to walls, including additional support battens, noggins etc to studding, labours and remove waste and debris
411316	WALL:FIX NE 12.5MM PLASTERBOARD TWO COAT FINISH	SM	£34.33		Wall:Supply, cut and fix ne 12.5mm plasterboard, scrim joints, one coat bonding plaster and 3mm skim finish plaster to walls, additional support battens, noggins etc, labours, remove waste and debris.
411321	WALL:RENEW NE 12.5MM PLASTERBOARD SKIM PATCH	IT	£42.24		Wall:Take down plasterboard or lath and plaster to wall, denail studs etc, fix ne 12.5mm plasterboard to wall in patch, scrim joints, 3mm skim plaster, additional battens, noggins etc, all labours.
411323	WALL:RENEW NE 12.5MM PLASTERBOARD 3MM SKIM	SM	£33.25		Wall:Take down plasterboard or lath and plaster to wall, denail studs etc, fix ne 12.5mm plasterboard to wall, scrim joints, 3mm skim plaster, additional battens etc, all labours, remove spoil.
411325	WALL:RENEW DOUBLE PLASTERBOARD 3MM SKIM IN PATCH	IT	£54.65		Wall:Take down plasterboard or lath and plaster to wall, denail studs, fix double layer ne 12.5mm plasterboard to wall in patch, scrim joints, 3mm skim plaster, additional battens etc, all labours.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
411327	WALL:RENEW DOUBLE PLASTERBOARD 3MM SKIM COAT	SM	£41.65		Wall:Take down plasterboard or lath and plaster to wall, denail studs etc, fix double layer ne 12.5mm plasterboard to wall, scrim joints, 3mm skim plaster, additional battens etc, all labours.
413105	CEILING:RENEW APPLY SKIM COAT IN PATCH	IT	£18.44		Ceiling:Hack off existing and renew defective or apply new skim coat of plaster in patch including all joints to existing surfaces and all labours, make good and remove waste and debris.
413107	CEILING:RENEW APPLY SKIM COAT	SM	£14.94		Ceiling:Hack off existing and renew defective or apply new skim coat of plaster including all joints to existing surfaces and all labours, make good and remove waste and debris.
413109	CEILING:TWO COATS BONDING IN PATCH	IT	£28.69		Ceiling:Two coat (bonding coat and skim coat) including bonding agent as necessary to concrete ceiling in patch, apply bonding agent, including all labours and remove waste and debris.
413111	CEILING:TWO COATS BONDING	SM	£25.19		Ceiling:Two coat (bonding coat and skim coat) including bonding agent as necessary coat to concrete ceiling apply bonding agent, including all labours and remove waste and debris.
413117	CEILING:HACK RENEW PLASTER IN PATCH	IT	£34.70		Ceiling:Hack off defective plaster to ceiling, prepare and replaster ceiling in two coats (bonding and finish) in patch, joints to existing surfaces, all labours, make good, remove waste and debris.
413119	CEILING:HACK RENEW PLASTER	SM	£29.70		Ceiling:Hack off defective plaster to ceiling, prepare and replaster ceiling in two coats (bonding and finish), joints to existing surfaces, all labours, make good and remove waste and debris.
413124	CEILING:APPLY 5MM SKIM TO ARTEX	SM	£22.45		Ceiling:Prepare and apply 5mm skim coat of plaster to existing artex ceiling, apply bonding agent, including all joints to existing surfaces and all labours and remove waste and debris.
413305	CEILING:FIX NE 12.5MM PLASTERBOARD 3MM SKIM PATCH	IT	£32.73		Ceiling:Supply, cut and fix ne 12.5mm plasterboard, scrim joints and 3mm skim plaster to ceiling in patch including additional support battens, noggins etc. to joists, including all labours.
413307	CEILING:FIX NE 12.5MM PLASTERBOARD 3MM SKIM COAT	SM	£26.24		Ceiling:Supply, cut and fix ne 12.5mm plasterboard, scrim joints and 3mm skim plaster to ceiling, additional support battens, noggins to joists, all labours, make good, remove waste and debris.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
413308	CEILING:FIX NE 12.5MM PLASTERBOARD TWO COAT FINISH	SM	£38.33		Ceiling:Supply, cut and fix ne 12.5mm plasterboard, scrim joints, bonding plaster coat, 3mm skim, additional support battens, noggins etc, to joist, all labours, make good, remove waste and debris.
413309	CEILING:FIX DOUBLE NE 12.5MM PLASTERBOARD IN PATCH	IT	£50.17		Ceiling:Supply, cut and fix double layer of ne 12.5mm plasterboard to ceiling in patch including scrim joints and 3mm skim plaster, additional support battens etc. to joists, including all labours.
413311	CEILING:FIX DOUBLE NE 12.5MM PLASTERBOARD 3MM SKIM	SM	£40.15		Ceiling:Supply, cut and fix double layer of ne 12.5mm plasterboard to ceiling with scrim joints and 3mm skim plaster including additional support battens etc. to joists, including all labours.
413317	CEILING:RENEW NE 12.5MM PLASTERBOARD SKIM IN PATCH	IT	£50.25		Ceiling:Take down existing ceiling, denail joists, fix ne 12.5mm plasterboard to ceiling in patch, scrim joints, 3mm skim plaster, additional battens, all labours, make good, remove waste and debris.
413319	CEILING:RENEW NE 12.5MM PLASTERBOARD 3MM SKIM COAT	SM	£40.24		Ceiling:Take down existing ceiling, denail joists, fix ne 12.5mm plasterboard to ceiling, scrim joints, 3mm skim plaster, additional battens, all labours, make good, remove waste and debris.
413321	CEILING:RENEW DOUBLE PLASTERBOARD SKIM IN PATCH	IT	£60.18		Ceiling:Take down existing ceiling, denail joists fix double layer ne 12.5mm plasterboard to ceiling in patch, scrim, 3mm skim, additional battens etc, all labours, make good, remove waste and debris.
413323	CEILING:RENEW DOUBLE PLASTERBOARD 3MM SKIM COAT	SM	£47.66		Ceiling:Take down existing ceiling, denail joists fix double layer ne 12.5mm plasterboard to ceiling, scrim joints, 3mm skim, additional battens etc, all labours, make good, remove waste and debris.
413325	CEILING:OVERLAY NE 12.5MM PLASTERBOARD 3MM SKIM	SM	£29.58		Ceiling:Prepare existing ceiling and overlay with ne 12.5mm plasterboard nailed to joists, all necessary packings, noggins etc 3mm skim plaster, all labours, make good, remove waste and debris.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
413327	CEILING:REMOVE COLLAPSED AFTER WATER DAMAGE	SM	£24.13		Ceiling:Attend dwelling, remove collapsed water damaged and take down any remaining damaged ceiling, denail joists, prepare for new plasterboard, remove waste and debris (new ceiling separate item).
413329	CEILING:TAKE DOWN AFTER WATER DAMAGE	SM	£17.62		Ceiling:Attend dwelling, take down water damaged ceiling, denail joists and prepare for new plasterboard, make good, remove waste and debris (new ceiling to be claimed seperately).
415001	PLASTER REPAIR:REPAIR CRACKS AROUND FRAME	LM	£6.21		Plaster Repair:Repair cracks around door and window frame including hack out loose plaster and make good with plaster including make good decorations and remove waste and debris.
415003	PLASTER REPAIR:RENEW REVEAL TO FRAME	LM	£10.91		Plaster Repair:Renew plastered reveal complete to any door or window frame, hack off defective plaster, render and set, remake arris, joints to existing, make good decorations and remove spoil.
415005	PLASTER REPAIR:REPAIR CRACKS AROUND FITTING	LM	£4.49		Plaster Repair:Repair crack around any fitting, including hack out loose plaster and make good with plaster.
415011	PLASTER REPAIR:RENEW PLASTER BAND	LM	£10.17		Plaster Repair:Cut out defective plaster and make good with plaster to match existing upto 300mm wide including all joints to existing surfaces and adjacent fittings and remove waste and debris.
415013	PLASTER REPAIR:REPAIR CRACK TO WALL OR CEILING	LM	£10.62		Plaster Repair:Repair cracks to wall or ceiling plaster, cut out cracks and apply finish plaster, trowel off flush with existing surfaces.
415015	PLASTER REPAIR:RENEW METAL PROFILE BEAD	LM	£9.90		Plaster Repair:Renew any type of expanded metal profile bead in conjunction with plasterwork repairs.
415017	PLASTER REPAIR:MAKE GOOD AROUND PIPE ETC	NO	£6.61		Plaster Repair:Make good any type of plasterwork around any size or type of pipe, radiator brackets, other projections etc. (only to be claimed where not part of schedule item for make good etc.).
415019	PLASTER REPAIR:RENEW PLASTER VENT	NO	£15.90		Plaster Repair:Renew or fix new plaster vent any size ne 225x150mm with flyscreen including remove existing and fix new to wall incl all make good.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
421001	WALL:HACK OFF RENDER IN PATCH	IT	£25.03		Wall:Hack off any thickness of render from walls in patch, rake out and prepare brickwork or blockwork to receive rendering and remove waste and debris.
421003	WALL:HACK OFF RENDER	SM	£20.03		Wall:Hack off any thickness of render from walls, rake out and prepare brickwork or blockwork to receive rendering and remove waste and debris.
421021	WALL:APPLY SMOOTH RENDER DUB OUT IN PATCH	IT	£34.16		Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls in patch trowelled smooth, dub out as necessary with cement and sand including all labours.
421022	WALL:APPLY ROUGHCAST RENDER DUB OUT IN PATCH	IT	£40.90		Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls in patch with roughcast finish, dub out with cement and sand, all preparation, labours, remove waste and debris.
421023	WALL:APPLY SMOOTH RENDER DUB OUT	SM	£30.65		Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls trowelled smooth, dub out as necessary with cement and sand, including all labours and remove waste and debris.
421024	WALL:APPLY ROUGHCAST RENDER DUB OUT	SM	£37.40		Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls with roughcast finish, dub out with cement and sand, all preparation, labours and remove waste and debris.
421025	WALL:APPLY WET DASH RENDER DUB OUT IN PATCH	IT	£40.61		Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and wet dash finish to external walls in patch, dub out as necessary with cement and sand, including all labours.
421027	WALL:APPLY WET DASH RENDER DUB OUT	SM	£37.61		Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and wet dash finish to external walls, dub out as necessary with cement and sand, including all labours.
421029	WALL:APPLY DRY DASH RENDER DUB OUT IN PATCH	IT	£48.22		Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and dry dash finish to external walls in patch, dub out as necessary with cement and sand, including all labours.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
421031	WALL:APPLY DRY DASH RENDER DUB OUT	SM	£43.61		Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and dry dash finish to external walls, dub out as necessary with cement and sand, including all labours.
421033	WALL:APPLY DECORATIVE RENDER DUB IN PATCH	IT	£47.03		Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls in patch with Decorative finish, dub out as necessary with cement and sand, including all labours.
421035	WALL:APPLY DECORATIVE RENDER DUB	SM	£42.02		Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls with Decorative finish, dub out as necessary with cement and sand and all labours.
423001	RENDER REPAIRS:REPAIR CRACK	LM	£11.22		Render Repairs:Repair crack in any external render including carefully hack out and make good with cement and sand including applying finish to match existing, and remove waste and debris.
423003	RENDER REPAIRS:REPAIR CRACK AROUND FRAME	LM	£14.87		Render Repairs:Repair cracks to render and applied finishes around door or window frame including hack out loose render and make good including make good sealant joint to frame.
423005	RENDER REPAIRS:RENEW REVEAL TO FRAME	LM	£17.74		Render Repairs:Renew rendered door or window frame reveal complete, hack off external finish, remake arris and rerender, dubbing out and waterproofing agent, make good applied finishes, remove spoil.
423007	RENDER REPAIRS:RENEW BELLCAST FEATURE	LM	£18.02		Render Repairs:Renew bellcast to any render over openings or above damp course, hack off, fix bellcast bead and form bellcast externally and remove waste and debris.
423009	DWELLING REPAIR:MAKE GOOD AROUND PIPE ETC	IT	£18.73		Dwelling:Make good external render around any pipe, brackets, other projections and the like, fill holes, make good render, (only to be claimed where not part of another schedule item) (Per Dwelling).
425001	CEILING:APPLY ARTEX TYPE FINISH	SM	£12.46		Ceiling:Prepare and apply Artex type textured coating with stipple or comb finish to ceiling including caulk joints in plasterboard and or cracks in plaster finish.



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425002	CEILING:APPLY ARTEX TYPE FINISH IN PATCH	IT	£11.33		Ceiling:Prepare and apply Artex type textured coating with stipple or comb finish to ceiling in patch, caulk joints in plasterboard and or cracks in plaster finish, prime as necessary, make good.
427003	WALL:DRY LINE NE 12.5MM PLASTERBOARD PADS AND DABS	SM	£37.15		Wall:Strip existing walls, clean down mould, fungi, line wall with ne 12.5mm plasterboard fixed to plaster pads, dabs in accordance with manufacturers technical data sheet, make good, remove debris.
427004	WALL:DRY LINE NE 12.5MM PLASTERBOARD SKIM	SM	£45.57		Wall:Strip existing walls, clean down mould, fungi, line wall with ne 12.5mm plasterboard fixed to plaster pads, dabs, as manufacturers technical data sheet, 3mm skim coat, make good, remove debris.
427005	CEILING:DRY LINE 12.5MM THERMALBOARD	SM	£72.86		Ceiling:Strip existing ceiling, clean down mould and fungi, remove coving, fix 50x25mm treated softwood battens, line ceilings with 12.5mm plasterboard faced thermal board, make good.
427007	CEILING:DRY LINE 25MM THERMALBOARD	SM	£98.76		Ceiling:Strip existing ceiling, clean down mould and fungi, remove coving, fix 50x25mm treated softwood battens, line ceilings with 25mm plasterboard faced thermal board, make good.
427009	WALL:DRY LINE 25MM THERMALBOARD	SM	£72.20		Wall:Strip existing walls, clean down mould and fungi, line walls with 25mm nominal plasterboard faced thermal board in accordance with manufacturers technical data sheet, make good, remove spoil.
427011	WALL:DRY LINE 45MM THERMALBOARD	SM	£97.89		Wall:Strip existing walls, clean down mould and fungi, line walls with 45mm nominal plasterboard faced thermal board in accordance with manufacturers technical data sheet, make good, remove spoil.
429001	COVING:FIX PLASTER COVING	LM	£9.58		Coving:Supply and fix new Gyproc plaster coving ne 150mm girth.
429003	COVING:REFIX PLASTER COVING	LM	£7.99		Coving:Remove, set aside and refix Gyproc plaster coving ne 150mm girth.
431301	SCREED:HACK UP SCREED IN PATCH	IT	£30.04		Screed:Hack up any thickness of floor screed in patch and remove waste and debris.

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431303	SCREED:HACK UP SCREED	SM	£22.53		Screed:Hack up any thickness of floor screed and remove waste and debris.
431305	SCREED:REPAIR CRACK IN FLOOR	LM	£7.94		Screed:Repair crack in floor screed ne 50mm wide with cement and sand including cutting out to form key and infill to match existing.
431307	SCREED:LAY 40MM THICK IN PATCH	IT	£30.77		Screed:Lay cement and sand floor screed in patch, ne 40mm thick, trowel smooth for floor finish, clean off, grout sub-base with cement slurry, apply liquid damp proof membrane and remove spoil.
431309	SCREED:LAY 40MM THICK SCREED	SM	£25.77		Screed:Lay cement and sand floor screed ne 40mm thick, trowel smooth for floor finish, clean off, grout sub-base with cement slurry, apply liquid damp proof membrane and remove waste and debris.
431311	SCREED:OVERLAY WITH CONCRETE NE 65MM	SM	£28.43		Screed:Overlay any sub-base with fine concrete (1:2:4), ne 65mm thick including clean off sub-base, tamp level to receive floor screed and remove waste and debris.
431312	SCREED:PROVIDE POLYSTYRENE INSULATION	SM	£8.90		Screed:Provide and lay ne 50mm expanded polystyrene insulation before laying screed.
431315	SCREED:LATEX SELF LEVEL	SM	£18.98		Screed:Lay latex self levelling screed.

## Wall & Floor Tiling

Contractor to enter percentage  
(%) adjustment to the SoR  
  
costs (Column L) here:  
Column M will calculate to display  
your charge rate



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
431003	WALL TILES:HACK OFF AND MAKE GOOD	SM	£13.43		Wall Tiles:Hack off glazed wall tiling, make good bed and remove waste and debris.
431005	WALL TILES:RENEW OR FIX INDIVIDUAL NEW GLAZED TILE	NO	£2.07		Wall Tiles:Clean off walls, fix new ne 152x152x 6mm glazed ceramic wall tile in patch to splashbacks, cills with adhesive, grout, cutting, hack off tiling in patch, make good (per tile).
431007	WALL TILES:RENEW OR FIX NEW GLAZED TILES	SM	£60.67		Wall Tiles:Clean off walls, fix new ne 152x152x 6mm glazed ceramic wall tiles to splashback and cills with adhesive, grout, edge strips, cutting, hack off glazed wall tiling, make good, remove debris.
431021	WALL TILES:REMOVE AND REFIX PER TILE	NO	£1.22		Wall Tiles:Take off existing wall tile to patch and set aside, clean off and refix to walls with adhesive, make good to bed and grout including all necessary cutting (per tile).
431023	WALL TILES:REMOVE AND REFIX	SM	£69.20		Wall Tiles:Take off existing wall tiles and set aside, clean off and refix to walls with adhesive, make good to bed and grout including all necessary cutting and remove waste and debris.
431025	WALL TILES:RAKE OUT AND REGROUT	SM	£13.18		Wall Tiles:Rake out and regrout wall tiling and remove waste and debris.
431041	WALL TILES:NEW GLAZED TILES TO KITCHEN	SM	£66.44		Wall Tiles:Clean off walls, prepare to receive new tiles, fix new ne 152x152x6mm glazed coloured ceramic wall tiles to kitchen worktop, splashback cooker space, cills, grout, edge strips, make good.

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431043	WALL TILES:NEW GLAZED TILES TO BATHROOM	SM	£66.44		Wall Tiles:Clean off walls, prepare to receive new tiles, fix new ne 152x152x6mm glazed coloured ceramic wall tiles to bathroom, splash-back, cills, adhesive, grout, edge strips, sealing, cutting.
431501	FLOOR TILES:RENEW QUARRY TILE IN PATCH	IT	£125.40		Floor Tiles:Hack off quarry tiles, clear away, supply and lay new ne 152x152x17mm quarry floor tiles in patch ne 1.00sm on cement and sand bed, grout in tiles and all necessary cutting.
431503	FLOOR TILES:RENEW QUARRY TILES	SM	£116.08		Floor Tiles:Hack off quarry tiles, clear away, supply and lay new ne 152x152x17mm quarry tiles, on and including cement and sand bed, grout in tiles, and all necessary cutting.
431505	FLOOR TILES:NEW QUARRY TILE IN PATCH	IT	£88.85		Floor Tiles:Supply and lay new ne 152x152x17mm quarry floor tiles in patch ne 1.00sm on and including cement and sand bed, grout in tiles and all necessary cutting.
431507	FLOOR TILES:NEW QUARRY TILES	SM	£90.04		Floor Tiles:Supply and lay new ne 152x152x17mm quarry floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting.
431509	FLOOR TILES:REBED QUARRY PER TILE	NO	£2.14		Floor Tiles:Take up loose quarry floor tile in patch ne 1.00sm and set aside, clean off floor and tile, refix tile and grout in (per tile).
431511	FLOOR TILES:REBED QUARRY TILES	SM	£81.39		Floor Tiles:Take up loose quarry floor tile and set aside, clean off floor and tiles, refix tiles and grout in and remove waste and debris.
431513	FLOOR TILES:RENEW QUARRY PER TILE	NO	£2.79		Floor Tiles:Hack up individual quarry tile, lay new ne 152x152x17mm quarry floor tile in individual tile replacement on and including cement and sand bed, grout in tile, cutting. (per tile).
431701	TILE SKIRTING:RENEW INDIVIDUAL QUARRY TILE	NO	£8.35		Tile Skirting:Hack off quarry tile skirting, clear away, supply and lay new ne 152mm quarry tile skirting, cement and sand backing, grout, cutting, angles and ends, lengths ne 1.00m (per tile).
431703	TILE SKIRTING:RENEW QUARRY TILES	LM	£41.45		Tile Skirting:Hack off quarry tile skirting, clear away, supply and lay new ne 152mm quarry tile skirting, on cement and sand backing, grout in tiles, and all necessary cutting, angles and ends.

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431705	TILE SKIRTING:LAY NEW INDIVIDUAL QUARRY TILE	NO	£7.35		Tile Skirting:Supply and lay new ne 152mm quarry tile skirting, cement and sand backing, grout in tiles and all necessary cutting, angles and ends, lengths ne 1.00m (per tile).
431707	TILE SKIRTING:LAY NEW QUARRY TILES	LM	£36.45		Tile Skirting:Supply and lay new ne 152mm quarry tile skirting, on cement and sand backing, grout in tiles and all necessary cutting, angles and ends.
431709	TILE SKIRTING:REBED INDIVIDUAL QUARRY TILE	NO	£6.14		Tile Skirting:Take off loose quarry tile skirting and set aside, clean tile and prepare backing, rebed tile in cement and sand and grout in tile and remove waste and debris. (Per Tile).
431711	TILE SKIRTING:REBED QUARRY TILES	LM	£25.29		Tile Skirting:Take off loose quarry tile skirting and set aside, clean tile and prepare backing, rebed tile in cement and sand grout in tile and remove waste and debris.
431713	TILE SKIRTING:REMOVE QUARRY TILES	LM	£3.00		Tile Skirting:Take off existing quarry tile skirting, make good all works disturbed and remove waste and debris.
431901	FLOOR TILES:RENEW CERAMIC TILES IN PATCH	IT	£84.72		Floor Tiles:Hack off ceramic tiles, clear away, supply and lay new ne 300x300x12mm ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting.
431903	FLOOR TILES:RENEW CERAMIC TILES	SM	£75.35		Floor Tiles:Hack off ceramic tiles, clear away, supply and lay new ne 300x300x12mm ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting.
431905	FLOOR TILES:NEW CERAMIC TILES IN PATCH	IT	£47.17		Floor Tiles:Supply and lay new ne 300x300x12mm ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting.
431907	FLOOR TILES:NEW CERAMIC TILES	SM	£47.82		Floor Tiles:Supply and lay new ne 300x300x12mm ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.
431909	FLOOR TILES:REBED CERAMIC TILES IN PATCH	NO	£1.88		Floor Tiles:Take up loose ceramic floor tile to patch and set aside, clean off floor and tile, refix tile and grout in and remove waste and debris (per tile).

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431911	FLOOR TILES:REBED CERAMIC TILES	SM	£66.79		Floor Tiles:Take up loose ceramic floor tiles and set aside, clean off floor and tiles, refix tiles and grout in.
432001	FLOOR TILES:RENEW NON-SLIP CERAMIC TILES IN PATCH	IT	£86.17		Floor Tiles:Hack off ceramic tiles, clear away, supply and lay new ne 300x300x12mm Non-slip ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting.
432003	FLOOR TILES:RENEW NON-SLIP CERAMIC TILES	SM	£77.78		Floor Tiles:Hack off ceramic tiles, clear away, supply and lay new ne 300x300x12mm Non-slip ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting.
432005	FLOOR TILES:NEW NON-SLIP CERAMIC TILES IN PATCH	IT	£48.62		Floor Tiles:Supply and lay new ne 300x300x12mm Non-slip ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.
432007	FLOOR TILES:NEW NON-SLIP CERAMIC TILES	SM	£50.24		Floor Tiles:Supply and lay new ne 300x300x12mm ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.
432009	FLOOR TILES:REBED NON-SLIP CERAMIC PATCH-PER TILE	NO	£1.88		Floor Tiles:Take up loose non-slip ceramic floor tile to patch and set aside, clean off floor and tile, refix tile and grout in and remove waste and debris (per tile).
432011	FLOOR TILES:REBED NON-SLIP CERAMIC TILES	SM	£66.79		Floor Tiles:Take up loose non-slip ceramic floor tiles and set aside, clean off floor and tiles, refix tiles and grout in and remove waste and debris.
432101	TILE SKIRTING:RENEW INDIVIDUAL CERAMIC TILE	NO	£6.46		Tile Skirting:Hack off ceramic tile skirting, clear away, supply and lay new ne 152mm ceramic tile skirting, on cement and sand backing, grout cutting, angles, lengths ne 1.00m (per tile).
432103	TILE SKIRTING:RENEW CERAMIC TILES	LM	£32.41		Tile Skirting:Hack off ceramic tile skirting, clear away, supply and lay new ne 152mm ceramic tile skirting, on cement and sand backing, grout in tiles and all necessary cutting, angles, ends.
432105	TILE SKIRTING:LAY NEW INDIVIDUAL CERAMIC TILE	NO	£5.96		Tile Skirting:Supply and lay new ne 152mm ceramic tile skirting, on cement and sand backing, grout in tile and all necessary cutting angles and ends, lengths ne 1.00m (per tile).

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432107	TILE SKIRTING:LAY NEW CERAMIC TILES	LM	£28.41		Tile Skirting:Supply and lay new ne 152mm ceramic tile skirting with rounded top edge on cement and sand backing, grout in tiles and all necessary cutting angles and ends and remove waste and debris.
432109	TILE SKIRTING:REBED SINGLE CERAMIC TILE - PER TILE	NO	£5.12		Tile Skirting:Take off loose ceramic tile skirting and set aside, clean tile and prepare backing, rebed tile in cement and sand, grout in tile in lengths ne 1.00m (per tile).
432111	TILE SKIRTING:REBED CERAMIC TILES	LM	£20.81		Tile Skirting:Take off loose ceramic tile skirting and set aside, clean tiles and prepare backing, rebed tiles in cement and sand grout in tiles.
432201	FLOOR TILES:RAKE OUT AND REGROUT	SM	£15.35		Floor Tiles:Rake out and regROUT quarry or ceramic floor tiling and remove waste and debris.
432301	FLOOR TILES:HACK UP SINGLE VINYL TILE PER TILE	NO	£1.10		Floor Tiles:Hack off vinyl floor tiles in patch, make good bed under (per tile) and remove waste and debris.
432303	FLOOR TILES:HACK UP VINYL TILES	SM	£8.57		Floor Tiles:Hack off any numbers of layers of vinyl floor tiles, including make good bed under and remove waste and debris.
432305	FLOOR TILES:RENEW INDIVIDUAL VINYL TILE PER TILE	NO	£2.90		Floor Tiles:Take up individual vinyl floor tiles, clear away, supply and lay new ne 300x300x2.00mm vinyl tiles with adhesive in patch, cutting, and clean off. (per tile).
432307	FLOOR TILES:RENEW VINYL TILES	SM	£27.49		Floor Tiles:Hack off vinyl floor tiles, supply and lay new ne 300x300x2.00mm vinyl tiles with adhesive in patch including all necessary cutting of tiles and clean off and remove waste and debris.
432309	FLOOR TILES:RENEW VINYL TILES AND SUB-BASE	SM	£47.72		Floor Tiles:Hack off vinyl floor tiles, clear away, lay new ne 300x300x2.00mm vinyl floor tiles with adhesive to and supply and lay approved sheet sub-base, all cutting, labours and clean off.
432311	FLOOR TILES:LAY NEW INDIVIDUAL VINYL TILE PER TILE	NO	£2.40		Floor Tiles:Supply and lay new ne 300x300x2.00mm vinyl floor tiles with adhesive in patch including all necessary cutting of tiles and clean off (per tile) and remove waste and debris.
432313	FLOOR TILES:LAY NEW VINYL TILES	SM	£22.48		Floor Tiles:Supply and lay new ne 300x300x2.00mm vinyl floor tiles with adhesive including all necessary cutting of tiles and clean off.

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432314	FLOOR TILES:LAY NEW VINYL TILES AND SUB-BASE	SM	£39.10		Floor Tiles:Supply and lay new ne 300x300x2.00mm vinyl floor tiles with adhesive to and including approved sheet sub base including all cutting, labours and clean off and remove waste and debris.
432315	FLOOR TILES:REFIX INDIVIDUAL VINYL TILE	NO	£2.58		Floor Tiles:Take up existing loose vinyl floor tiles in patch and set aside, clean off tiles and bed and refix tiles with adhesive and clean off (per tile) and remove waste and debris.
432317	FLOOR TILES:REFIX VINYL TILES	SM	£23.30		Floor Tiles:Take up existing loose vinyl floor tiles, set aside, clean off tiles and bed and refix tiles with adhesive and clean off and remove waste and debris.
432500	SHEET FLOORING:HACK UP VINYL TILES	SM	£6.01		Sheet Flooring:Hack off any numbers of layers of sheet flooring, including make good bed under and remove waste and debris.
432501	SHEET FLOORING:RENEW VINYL	SM	£36.56		Sheet Flooring:Take up any covering, clear away, supply and lay minimum 2.0mm felt backed vinyl sheet flooring with adhesive to cement and sand screed, or sheet sub-base, cutting, labours, clean off.
432503	SHEET FLOORING:RENEW VINYL AND SUB-BASE	SM	£54.29		Sheet Flooring:Take up any covering, clear away, supply and lay minimum 2.0mm felt backed vinyl sheet flooring with adhesive to and including approved sheet sub-base, cutting, labours, clean off.
432505	SHEET FLOORING:LAY NEW VINYL	SM	£31.56		Sheet Flooring:Supply and lay minimum 2.0mm felt backed vinyl sheet flooring with adhesive to cement and sand screed or sheet sub-base including all necessary cutting, all labours and clean off.
432507	SHEET FLOORING:LAY NEW VINYL AND SUB-BASE	SM	£49.29		Sheet Flooring:Supply and lay minimum 2.0mm felt backed vinyl sheet flooring with adhesive to and including approved sheet sub-base including all necessary cutting, all labours and clean off.
432509	SHEET FLOORING:REFIX FLOORING	SM	£11.31		Sheet Flooring:Take up any type of existing loose sheet flooring, clean off flooring and bed under and refix flooring with adhesive and clean off, and remove waste and debris.
432601	SHEET FLOORING:RENEW POLYSAFE	SM	£35.67		Sheet Flooring:Take up any covering, clear away, supply and lay Polysafe safety flooring with adhesive to cement and sand screed or sub-base, cutting, all labours, upstands and clean off.



Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
432603	SHEET FLOORING:RENEW POLYSAFE AND SUB-BASE	SM	£53.40		Sheet Flooring:Take up any covering, clear away, supply and lay Polysafe safety flooring with adhesive to and including approved sheet sub-base, cutting, all labours, upstands and clean off.
432604	SHEET FLOORING:RENEW NON-SLIP AND SUB-BASE	SM	£47.28		Sheet Flooring:Take up any covering, clear away, lay any type of approved non-slip vinyl sheet safety flooring with adhesive to and including approved sheet sub-base, cutting, all labours, clean off.
432605	SHEET FLOORING:LAY NEW POLYSAFE	SM	£30.66		Sheet Flooring:Supply and lay Polysafe safety flooring with adhesive to cement and sand screed or sub-base including all necessary cutting, all labours, upstands and clean off.
432607	SHEET FLOORING:LAY NEW PROPRIETARY AND SUB-BASE	SM	£48.39		Sheet Flooring:Supply and lay Polysafe safety flooring with adhesive to and including supply and lay approved sheet sub-base, including all necessary cutting, all labours, upstands and clean off.
432608	SHEET FLOORING:LAY NEW NON-SLIP AND SUB-BASE	SM	£43.78		Sheet Flooring:Supply and lay specified non-slip vinyl sheet safety flooring with adhesive to and supply and lay approved sheet sub-base, cutting, all labours, upstands and clean off, sealant.
432609	SHEET FLOORING:RENEW PROPRIETARY TO STAIRCASE	SM	£46.89		Sheet Flooring:Take up any covering, clear away, supply and lay Polysafe safety flooring with adhesive to treads, risers and landings of staircase, all cutting, labours, upstands and clean off.
432611	SHEET FLOORING:LAY NEW PROPRIETARY TO STAIRCASE	SM	£39.38		Sheet Flooring:Supply and lay Polysafe safety flooring with adhesive to treads, risers and landings of staircase including all necessary cutting, all labours, upstands and clean off.
432613	SHEET FLOORING:LAY NEW NON-SLIP	SM	£31.87		Sheet Flooring:Supply and lay any type of approved non-slip vinyl sheet safety flooring with adhesive to cement and sand screed including all necessary cutting, all labours, upstands and clean off.
432615	SHEET FLOORING:LAY NEW NON-SLIP TO STAIRCASE	SM	£39.38		Sheet Flooring:Supply and lay specified non-slip vinyl sheet safety flooring with adhesive to treads, risers and landings of staircase, all necessary cutting, all labours, upstands and clean off.
432617	SHEET FLOORING:REFIX PROPRIETARY	SM	£11.99		Sheet Flooring:Take up any type of existing loose 'Polysafe' or other non-slip sheet flooring, clean off flooring/bed under, refix flooring with adhesive, all cutting, labours, upstands and clean off.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
432701	SKIRTING:RENEW VINYL ETC NE 1.0LM	IT	£10.22		Skirting:Renew or fix new plastic vinyl lino or rubber skirting including remove existing as necessary, fix new with adhesive including all cutting and labours in lengths ne 1.00m.
432703	SKIRTING:RENEW VINYL ETC OVER 1.0M	LM	£12.96		Skirting:Renew or fix new plastic, vinyl, lino or rubber skirting including remove existing as necessary, fix new with adhesive including all cutting and labours and remove waste and debris.
432705	SKIRTING:REFIX VINYL ETC NE 1.0LM	IT	£8.16		Skirting:Refix loose plastic, vinyl, lino or rubber skirting including remove existing as necessary, refix with adhesive including all labours in lengths ne 1.00m and remove waste and debris.
432707	SKIRTING:REFIX VINYL ETC OVER 1.0M	LM	£10.21		Skirting:Refix loose plastic, vinyl, lino or rubber skirting including remove existing as necessary, refix with adhesive including all labours and remove waste and debris.
432801	CARPET:RENEW TO COMMUNAL AREAS	SM	£16.00		Carpet:Renew tight woven heavy contract grade carpet to communal areas, remove existing to tip, prepare sub-base, gripper or proprietary adhesive tape, cut and fit as necessary, door strips etc.
432803	CARPET:RENEW TO COMMUNAL AREAS UNDERLAY	SM	£20.00		Carpet:Renew tight woven heavy contract grade carpet to communal areas, remove existing to tip, prepare sub-base, lay underlay, gripper or tape, cut and fit as necessary, door strips etc.
432805	CARPET:RENEW TO DOMESTIC AREAS	SM	£18.00		Carpet:Renew tight woven medium contract grade carpet to domestic areas, remove existing to tip, prepare sub-base, lay underlay, gripper or tape, cut and fit as necessary, door strips etc.
432901	NOSING:RENEW ALLOY NOSING TO STEP	NO	£38.17		Nosing:Renew any size or type of proprietary alloy nosing to step including drilling and plugging as necessary and remove waste and debris.
432903	NOSING:SUPPLY AND FIX NOSING TO STEP	NO	£33.16		Nosing:Supply and fix any size or type of proprietary alloy nosing to step including all necessary drilling and plugging and remove waste and debris.
432905	NOSING:REFIX TO STEP	NO	£15.50		Nosing:Take off and refix any size or type of nosing to step including drilling and plugging as necessary.

Document Code	Short Description	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)	Medium Description
432907	NOSING:RENEW PVCU NOSING TO STEP	NO	£24.72		Nosing:Renew any size or type of proprietary PVCu nosing to step including drilling and plugging as necessary and remove waste and debris.
433001	SEALANT TO PERIMETER:RENEW TO FLOORING	LM	£2.73		Sealant to Perimeter:Rake out existing and renew clear silicone sealant to perimert of existing vinyl tile or sheet flooring or upstands.

# Scaffolding

Contractor to enter percentage (%) adjustment to the SoR costs (Column L) here:

Column M will calculate to display your charge rate



Code	Short	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)
Access for Properties / Blocks				
SLF240102	Erect, maintain,dismantle and clear from site suitable tubular steel scaffolding up to and including 2 stories for a period of 2 weeks. To include scaffold boards to form working platform (4 boards wide and toe board). The scaffold shall be measured over the face of the building where scaffold is required and will not include the width of working platforms at each end should 2 or more elevations of the building require scaffolding	m2	£6.66	
SLF240602	Maintain existing scaffold per additional week	m2	£1.43	
Alternative Access				
ACCESS 1 Cherry Picker Daily Hire Rate		No	£250.00	
ACCESS 2 Cherry Picker Weekly Hire Rate		No	£350.00	
ACCESS 3 Scissor Lift Daily Hire Rate		No	£200.00	
ACCESS 4 Scissor Lift Weekly Hire Rate		No	£250.00	
ACCESS 5 Provision for Security Alarm Level 1 Low Risk - Weekly Hire		No	£45.00	
ACCESS 6 Provision for Security Alarm Level 2 Medium Risk - Weekly Hire		No	£95.00	
ACCESS 7 Provision for Security Alarm Level 3 High Risk - Weekly Hire		No	£125.00	

Code	Short	UOM	SOR Rate	Contractor's Adjusted SoR (Base + %)
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**General:** The Contractor will be deemed to have made allowances for complying with all documentation in the prepricing the works scheduled. Rates to be inclusive of Preliminaries, Central Office Overheads and Profit.

**Relevant Notes:** Mobile Access Platforms, Towers and Ladders are priced within the Work Rates and therefore no additional costs will be permitted where these forms of access are utilised.. All scaffold rates are also be all inclusive, of fans, cradles, netting, hoists, chutes, toe boards, guard rails, end caps, base plates etc. and conform to all Health and Safety and statutory legislation including asbestos requirements. Where chutes are used these must be located directly into skips.

**Blocks identified 3 stories and above** - where identified arrangements to be agreed with the Contracts Administrator prior to works commencing. Competitive quotes will be provided by the Contractor for CA approval

## SPECIFICATION



### SPECIFICATION OF WORKMANSHIP AND MATERIALS

#### Appendix B

## EXTERNAL DECORATIONS & ASSOCIATED REPAIRS – SPECIFICATION

### CONTENTS

GENERAL	67	
FENCING AND GATES	70	
DRAINAGE	<b>Error! Bookmark not defined.</b>	
BRICKWORK AND BLOCKWORK	71	
CARPENTRY AND JOINERY	72	
PLASTERWORK AND OTHER FLOOR, WALL AND CEILING FINISHES		80
PAINTING AND DECORATING	82	
PLUMBING	97	

## GENERAL

## GENERAL

### Applicability

001 This initial general section applies to all subsequent sections of this Specification of Workmanship and Materials ("this Specification").

002 This Specification is drafted as a series of instructions that the Service Provider must ensure are complied with in relation to the Works. Each instruction includes all tasks necessary to comply fully with the instruction and the Schedule of Rates item(s) to which it relates.

003 The Schedule of Rates payments, as adjusted by the Service Provider's tendered Rates, include for carrying out all tasks required by this Specification. No further payment is due to the Service Provider in respect of any such tasks beyond the payments provided for in the Schedule of Rates.

004 Specifications across a number of trades may be relevant to each Schedule of Rates item. The Service Provider must comply with all requirements of this Specification applicable to the specific type of Works to be undertaken.

005 References to Paragraphs and Sections in this Specification are to the applicable Paragraph and Section of this Specification. If any contradiction appears within the Specification sections, Schedules of Rates, the Client's Policy documents etc., the most rigorous standard takes precedent.

005a Where any specific product is indicated or mentioned this is to be read as "or equivalent" in all cases. Where such an "equivalent" product is being suggested by a contractor prior to use this need to be first detailed to the CoW/CA and agreement sought in writing.

### Standards of workmanship and Materials

006 Carry out and complete all Works:  
in accordance with Good Industry Practice;  
in accordance with statutory Regulations;  
in accordance with the Client's Policies;  
in accordance with the Client's Codes of Practice;  
in accordance with any specific requirements for those Works in this Specification; and  
to the satisfaction of the Client (acting reasonably).

007 To the extent that the standard of any Works has not been specified in this Contract, agree the relevant standard for the Works with the Client before their execution. Where particular Works or working methods are to be "Approved by" "Agreed with" or are indicated to be "subject to the Approval of" the Client, give the Client adequate notice when such Approval or Agreement is needed and retain evidence of all Approvals given, and items that have been Agreed, by the Client.

008 To the extent that it is necessary to design any aspect of the Works, in preparing those Designs use the reasonable skill and care to be expected of an experienced maintenance Service Provider that is skilled in undertaking works similar to the Works.



009 Maintain all existing lines and levels at all times and carry through new work to the same lines and levels unless otherwise instructed by the Client.

#### European and British Standards & Codes of Practice

010 Ensure all Works undertaken and all Materials used in those Works comply with all applicable International, European and/or British Standards and Codes of Practice and the Client's Codes of Practice that are current at the time of their use.

011 References in this Specification of Workmanship and Materials to any International, European and/or British Standard or Code of Practice are to be construed as references to the version current at the time the Order is undertaken.

012 Where a specific International, European and/or British Standard or a Code of Practice is referred to, this sets out the minimum acceptable standard of Materials or workmanship.

013 Any requirement in this Specification of Workmanship and Materials to use material or an article which is defined by reference to a specified Quality Assurance Scheme, Agreement Certificate, British Standard Specification or other approval, may be met by a material or article which has received equivalent approval in another Member State of the European Union or an equivalent international standard recognised but not yet adopted in the UK.

014 A Service Provider offering a product on the basis of compliance with any such approval shall notify the Client of all such substitutions in advance of placing any order and will be required to provide, in English, technical or other details of the approval and its qualifying tests.

#### Materials

015 The Client wishes to standardise the use of Materials across its Properties. This is in order to simplify parts requirements and van stock loads, to improve its repairs processes and to reduce maintenance costs. Wherever possible, match all Materials used to materials currently used in the Properties, particularly in terms of their parts requirements and repair procedures. In this Specification the Client has set out details of its current Materials to which the Service Provider is required to standardise.

016 Where this Specification indicates that Materials are to be "Approved by the Client", provide samples of the proposed Materials to the Client for Approval. Any Materials that comply with the functionality and compatibility (including aesthetic compatibility) requirements of this Specification may be proposed. No further Approval is required for any Materials listed in this Specification as being the Client's currently used Materials. The purpose of the Client's decision on the use and Approval of such Materials is to ensure that they meet the Client's requirements for functionality and compatibility. The decision of the Client on this is final. No future precedence will be set by individual Client representatives, with exception to those authorised to do so within the Clients Headquarters. A 'common sense' and 'best practice' approach it is the recommended method of approval.

017 Where this Specification requires Materials to be matched to existing Materials or finishes, this match is subject to the Approval of the Client.

018 Do not use any Prohibited Materials in carrying out the Works. Prohibited Materials are those Materials which are generally accepted or (having regard to Good Industry Practice) are reasonably suspected of:

being harmful in themselves;  
being harmful when used in a particular situation or in combination with other Materials;  
becoming harmful with the passage of time; or  
being damaged by or causing damage to the structure in which they are to be affixed.

019 Materials are to be regarded as harmful if, in the context of their use in the Works (whether alone or in combination with other materials) they:

are prejudicial to health and safety;  
may pose a threat to the structural stability or the physical integrity of any Property;  
or  
could materially reduce the normal life expectancy of any part of the Property.

020 Sustainable Timber: In compliance with Public Procurement Policy, all timber and wood derived products referred to throughout this document and which are supplied to the Client, or used by the Service Provider, his agents and Sub-contractor in the performance of any contract to which this document relates, must be procured in accordance with the latest edition of the European Union Timber Regulation (EUTR)

021 CE Marked Products: In compliance with Construction Products Regulation, all products referred to throughout this document and supplied to the Client, or used by the Service Provider, his agents and Sub-contractor in the performance of the works, must be supplied with a Declaration of Performance (DoP) and carry the CE marking (European Conformity marking).

Performance Standards on the CE Mark must comply with relevant Building Regulations as required.

The CE Mark must be fixed visibly, legibly and indelibly either to the product or to a label attached to the product. If this is not possible or not warranted, then it must be fixed to the packaging or within the accompanying documentation.

The DoP must be made available by the manufacture for 10 years after the product was first placed on the EEA market (this may be via a website)

022 Use, fix and apply all Materials strictly in accordance with the manufacturer's recommendations, directions or instructions.

023 Participate in joint initiatives with the Client and other Service Providers to establish supply chain agreements.

024 Where appropriate suggest (economically viable) amendments to this Specification where those amendments may lead to an improvement in environmental performance or sustainability.

025 At the Client's request provide all information the Client reasonably requests regarding the environmental impact of the supply and use of any Materials and goods the Service Provider selects for use in the Works.

## FENCING AND GATES

## FENCING AND GATES

### MATERIALS

#### Generally

001 Follow any timber sizes stated in the Schedule of Rates items, in preference to those stated in any European or British Standard.

002 Use only galvanised/theradised ironmongery and fixings.

003 Where the Schedule of Rates refers to posts “not exceeding” a particular size in Orders and for Valuation use the Schedule of Rates item closest to actual post sizes used in the Works.

004 Use cement, water, aggregates and sand as defined in the “Concrete Work” Section.

005 Note that different fencing& gate types exist amongst the Properties in a variety of heights and with concrete and metal posts set in earth or concrete.

#### Timber gates

006 Construct frames with ledge and bracing joints.

#### Pressure impregnating

008 Where Works are described as ‘pressure impregnated with preservative’ use pressure pretreated timbers for fencing and gates with a copper chrome arsenic preservative treatment Approved by the Client. All timber shall receive a double vacuum treatment in accordance with BS 8417:2011+A1:2014 after machining. This treatment shall be a modern, industrial, organic, solvent based wood preservative containing no “red list” biocides. Application must be by low pressure impregnation, giving highly effective protection against wet rot fungi and having a 30 year warranty

009 Carry out deep cutting, planning and other fabrication before treatment. Where any crosscutting or notching of the pressure impregnated timbers is necessary, liberally treat all new surfaces exposed with a preservative Approved by the Client.

010 Produce a certificate of treatment to cover all timbers processed indicating that the timber has been procured from sources which can independently be verified as being either: from a legal and sustainable source or from a FLEGT licensed or equivalent source.

#### Wood preservatives

011 Thoroughly clean all woodwork to be treated and ensure it is perfectly dry before application. Apply (by brush, coarse spray, low pressure spray, trowel, injection or gravity irrigation

treatment) the preservative in two coats and work it into all joints. Follow with the second coat before the first coat has dried out. Use only products registered by the Health and Safety Executive (HSE) and listed on the HSE website under non-agricultural pesticides.

#### Concrete mix

012 Ensure all concrete used for bedding in gate posts is 7N/20mm as defined in the "Concrete Works" Section.

#### Fixing gate posts

017 Fix posts as specified in BS 1722 for the type of fencing involved and in accordance with the following:

in concrete:

use appropriate size and depth for size of post; and

use appropriate size and depth for size of struts;

using holes with vertical sides; and

where using:

concrete in holes: half fill the hole with concrete with earth above, both well rammed;

earth filled holes: keep the hole as small as possible consistent with refilling and compacting with earth; or

driven posts: drive without damaging the posts.

#### Maintaining protective treatments

020 Avoid cutting on site. Make good any damaged protective coatings (e.g. galvanising) to the standard of protection given by the specified coating. Do not cut timber treated with preservative where it will be in the ground. Apply preservative coating to any cuts to treated timber.

## BRICKWORK AND BLOCKWORK

## BRICKWORK AND BLOCKWORK

### MATERIALS

#### Cement

001 Use either normal setting ordinary Portland cement, or sulphate resisting Portland cement.

#### Lime

002 Use Class B hydrated lime.

#### Sand

003 Use only natural sand, crushed stone or crushed gravel for building mortar.

#### Cement mortar

004 Ensure all cement mortar used is composed of one part cement and three parts sand. Use this in brickwork built below ground level, copings, chimneys, parapet walls and any other brickwork in severely exposed situations.

005 In other situations unless otherwise Instructed, use only gauged cement mortar composed of:

one part masonry cement;

one part lime; and

six parts sand.

006 Ensure all mortar used is fresh and made only in quantities sufficient to meet the immediate demand. Do not revive or re-use any mortar which has been partially set.

#### Pointing

041 Match the pointing of new work to that of adjacent work, or to be flush or bucket handle pointing as Instructed by the Client.

042 Match pointing closely to the existing pointing in finish, colour and texture.

#### Work to chimneys and fires

043 Adequately protect the Customer's finishes, fittings and furnishings from falling debris and soot during Works to chimneys and fires. Take all necessary precautions to protect existing fire appliances from damage. Rectify any damage caused.

044 Ascertain whether any flueways affected by the Works serve a gas appliance. If so, immediately notify the Client of this in writing, so that appropriate safety precautions can be implemented.

045 Remove all debris from flueways and from behind fires and appliances on completion of the Works.

### CARPENTRY AND JOINERY

#### CARPENTRY AND JOINERY

##### GENERAL

##### Generally

001 Where necessary cut out for butts/hinges when replacing door or window frames/linings or piecing in new timber.

002 Note that all sawn timber sizes quoted in the Schedule of Rates are nominal sizes.

003 Stain or prime and undercoat all prepared timber all round before fixing, as described in the "Painting and Decorating" Section.

004 Comply with the "Painting and Decorating" Section where Works include items being painted, decorated, stained, touched up or prepared for decoration. Match the finish and type to the existing or surrounding finish as appropriate.

005 Where painted skirtings and architraves are specified, at the Service Provider's option use an MDF equivalent where this is Approved by the Client.

006 Match any purpose made items (when specified) to the existing items as far as possible.

## MATERIALS

### Timber

007 Use only suitable, sound, well conditioned, properly seasoned timber that is free from any defects making it unsuitable for its intended purpose.

008 Level and pack all structural timber. Structural timber shall comply with BS 5268: Part 2 and Part 3. The dimensions of a timber floor, ceiling or roof member may be determined by the guidance given in "Eurocode 5 span tables for solid timber members in floors, ceilings and roofs for dwellings" published by TRADA Timber for floors and roofs shall comply with BS 8103-2:2013. Strength classes, species, grades and species combinations referred to be as defined in BS EN 1995-1-1:2004+A2:2014..

009 Cross sectional dimensions are to be either basic sawn or regularised sizes as defined in BS EN 1313 -1. Trussed rafter roofs are to be braced to BS 5628: Part 3. Structural timber shall be C16 or C24 grade timber to comply with loadings and spans as set out in Approved Document A of the Building Regulations, 2010 (amended 2013). The section sizes shall be in accordance with tolerance class 1 of BS EN 336, or are CLS/ALS processed sizes in accordance with tolerance class 2 of BS EN 336.

Graded Softwood for Structural Use:

Stress graded to BS 4978:2007+A1:2011 or other national equivalent and so marked.

Strength class to BS EN 1995-1-1:2004+A2:2014.

010 Trussed Rafters generally are to be designed and fabricated to BS EN 1995-1-1:2004+A2:2014, truss members shall be 44mm (minimum) finished thickness, ceiling ties and top chord members shall have 97mm finished depth, all trussed rafters shall be nail plate connected

011 Softwood for use with leadwork shall be planed, free from wanes, pitch pockets, decay and insect attack except pinhole borers, with a moisture content of not more than 22% at time of covering.

012 Cross section dimensions of timber shown on drawings are nominal sizes unless stated otherwise. reduction to finished sizes of planed/regularized timber to be to BS EN 1313-1:201.

013 Moisture content of timber at time of erection to be:  
Structural timber 20% + or - 2%, kiln dried.

Fascias barge boards and the like 18% + or - 2%.

014 Keep timber dry and do not overstress, distort or disfigure sections or components during transit, storage, lifting, erection or fixing. Store timber and components under cover, clear of the ground and with good ventilation. Support on regularly spaced, level bearers on a dry, firm base. Open pile to ensure free movement of air through the stack. Arrange sequence of construction and cover timber as necessary during and after erection to ensure that specified moisture content is not exceeded. Keep trussed rafters vertical during handling and storage

#### Preservative treatment of timber

015 Treat softwood described as "treated" or "impregnated" before delivery to the Property with either:  
an appropriate preservative under vacuum-pressure with an average net retention of at least 4kg of dry salts per cubic metre; or  
an organic solvent type preservative giving an overall retention of 16Kg of solution per cubic metre of timber.

Generally - Structural Timber, Fencing and the like:

Timber shall be treated by water-based CCA process.

Where subsequent cross-cutting or boring of the treated timber cannot be avoided all exposed surfaces shall be liberally swabbed with a proprietary and grain timber preservative to maintain the integrity of the protective system.

All treated timber shall show only negligible dimensional change or distortion, otherwise it will be rejected.

The end use of timber must be quoted by the Service Provider to the treatment company.

A certificate of treatment to cover all timbers processed shall be supplied by the treatment company to the Service Provider.

A certificate of treatment shall be supplied by the Service Provider for each batch of timber treated.

#### Fixings

016 Framing anchors are to be galvanised steel, fixed securely using not less than the number of nails recommended by the anchor manufacturer. Nails to be not less than 30mm x 3.75 mm galvanised or sherardised square twist unless recommended otherwise.

017 Truss clips are to be galvanised steel, fixed securely with 32mm x 3.5mm galvanised square twisted nails in every hole.

018 Anchor straps are to be galvanised steel, fixed securely to timber with three 30mm x 3.75mm galvanised nails and to masonry with four 50 mm x 8 gauge galvanised screws evenly spaced.

019 Lateral restraint straps are to be galvanised steel, ensure that cranked end is in tight contact with cavity face of wall inner leaf and is not pointing upwards. Fix noggings and packs beneath straps which span joists/rafters/ties running parallel to wall, noggings and packs to fit tightly and be not less than three quarters of joist/rafter/tie depth. Notch joists so that straps fit flush with surface. Do not notch rafters/ties. Fix straps to joists/rafters/ties with seven 50 mm x 1½ mm gauge galvanised countersunk screws, evenly spread.

020 Bolts and nuts shall be cup square with large washers and nuts, and comply with BS 4190:2014. - Washers shall comply with BS 4320, 1968.

021 Expanding bolts shall be Grade A4 stainless steel and shall be of a type to suit the purpose for which they are required, Fixed security in position in accordance with manufacturers technical data sheet.

022 Canopy cleats are to be galvanised steel, fixed securely to timber with 50mm x 1½ mm galvanised screws.

023 Retaining strap to be galvanised steel, with site applied bituminous paint coating, and bedded securely in mortar.

024 Expanded metal fixing strip to be galvanised expanded metal lathing to BS EN 13658-1:2005 zinc coated and fixed securely by building into position.

025 Fastenings for materials and components forming part of external construction to be of corrosion resistant material or have a corrosion resistant finish.

026 Fastenings for materials and components, forming part of external construction but not directly exposed to the weather to be of corrosion resistant material or have a corrosion resistant finish, directly exposed to the weather to be of corrosion resistant material.

027 Cartridge operated fixings are not to be used without the permission of the Client. Tools to be manufactured to BS 4078-2:1989 and Kitemark certified. Fasteners, accessories and consumables to be types recommended by the tool manufacturer. Operatives to be trained and certified as competent by tool manufacturer. Ensure that operatives take full precautions against injury to themselves and others. Shot fixing: is to give secure fixing at 750mm centres.

Nails, etc

028 Use sheradised nails for fixing joinery having an external exposed face in accordance with BS 1202-1:2002, punched in below the surface and filled with an approved filler.

Joinery Timber

029 Softwood planed finish joinery timber which will be exposed to view shall be European Redwood, class J10 of BS EN 942:2007.

The following defects shall not be permitted: pith shown on the surfaces; sloping grain exceeding one in eight; checks, splits and shakes in excess of those permitted by class J10 of BS EN 942:2007; knots, excepting isolated sound tight knots of less than 20 mm diameter; any evidence of beetle attack or decay. Softwood not exposed to view will be accepted with minor defects with the exception of active beetle attack or decay.

030 Where hardwood is specified, use the specified hardwood suitable for the purpose, un-replenishable tropical hardwoods are not to be used

031 Tongued and grooved floorboarding is to comply with BS 1297

032 Ensure the moisture content in:  
internal joinery is no more than 12% (8% if the Property is central heated); and  
external joinery is no more than 18%.



Plywood, blockboard, particleboard, hardboard etc.,

033 Plywood panel products for structural use shall conform to BS EN 13986:2004+A1:2015 and BS EN 636:2012+A1:2015. for designs to BS EN 1995 plywood may be selected from those listed in BS EN 1995-1-1:2004+A2:2014 or shall have certification from a suitable body such as the Agrément board.

034 Marine plywood shall comply with BS 1088-1:2003, marine plywood manufactured from selected untreated tropical hardwoods

035 Plywood designed to BS EN 1995-1-1:2004+A2:2014 shall be subject to the quality control procedures of one of the organisations listed in that standard, or to the controls listed by the certification body.

036 The specification for plywood shall state the following information where appropriate:

type

Standard

grade

Species

nominal thickness

number of plies

finish (sanded/un-sanded)

037 Plywood exposed to the weather shall have no open defects (e.g. checks, knots, holes, splits) on the exposed face(s) unless it is used only for a temporary application such as hoarding.

038 Prior to receiving a painted finish, plywood shall be adequately sanded.

039 All cut edges that may be subject to weather exposure shall be sealed with a suitable sealant or applied finish; typically these shall be one of the following:

Special sealing compounds, such as pitch epoxy

non-setting mastic, where the plywood is set in frames.

timber beading bonded with suitable adhesives.

040 In construction the following procedures shall be observed:

lower edges of boards shall be bevelled to promote shedding of water.

plywood used as infill panels shall be fully painted before installation and/or assembly.

cavities behind boards shall be adequately ventilated and drained to allow dispersal of moisture.

clearance shall be allowed at selected joints to allow free drainage of water.

plywood junctions with masonry shall provide adequate clearance to allow drainage, prevent capillary absorption of water and provide enough space for maintenance of edge sealing.

the bottom edges of boards shall stand well clear of flashings, roof coverings, sills, and the ground.

exposed and/or inadequately protected fixings shall be of non-ferrous metals and have adequate corrosion resistance.

041 WBP sanded and un-sanded finished plywood is to be in accordance with BS EN 635-1-1:1995

042 Oriented strand boards shall be in accordance with BS EN 300:2006

043 Particleboards shall be in accordance with BS EN 312:2010, for chipboard flooring, use the appropriate waterproof moisture resistant grade suitable for the purpose.

044 Hardboard shall be to BS EN 622-2:2004. Ensure hardboard used to form bath panels has an enamelled surface.

045 Ensure all blockboard is to be to a standard and quality Approved by the Client, laminboard used is five-ply and veneer is of the specified species of timber (but where none is specified, it is an appropriate species of timber).

#### Priming

046 Prime timber in accordance with the finish coat specification. Use a primer recommended by the manufacturer of the surface coating.

#### Preservative treatment of timber

047 Treat softwood described as "treated" or "impregnated" before delivery to the Property with either:  
an appropriate preservative under vacuum-pressure with an average net retention of at least 4kg of dry salts per cubic metre; or  
an organic solvent type preservative giving an overall retention of 16Kg of solution per cubic metre of timber.

048 Generally - Structural Timber, Fencing and the like, shall be treated by water-based CCA process,  
Where subsequent cross-cutting or boring of the treated timber cannot be avoided all exposed surfaces shall be liberally swabbed with a proprietary and grain timber preservative to maintain the integrity of the protective system. All treated timber shall show only negligible dimensional change or distortion, otherwise it will be rejected. The end use of timber must be quoted by the Service Provider to the treatment company.  
A certificate of treatment to cover all timbers processed shall be supplied by the treatment company to the Service Provider. A certificate of treatment shall be supplied by the Service Provider for each batch of timber treated.

Generally - Joinery Components, Fascias and the like, shall be treated by spirit based double vacuum process and shall be machined to it's final dimensions before treatment and then assembled. All treated timber shall show only negligible dimensional change or distortion, otherwise it will be rejected.

049 Treat ground contact timber before delivery to the Property with an appropriate preservative under vacuum pressure with an average net retention of at least 5.4Kg dry salts per cubic metre of timber.

050 Cut timbers to their final dimensions before impregnation. Where this is not possible, liberally swab any sawn or cut faces or borings with an appropriate preservative from the impregnation plants.

051 After treatment, carefully open-stack the timber in a well ventilated covered space to enable surplus solvent in the preservative to dry out by evaporation. Ensure all treated timber is dry before incorporation in the Works.

052 Allow items of carpentry timber treated with an appropriate preservative a minimum of 3 weeks air drying period following treatment and before fixing. Allow joinery timbers similarly treated a minimum of 6 weeks air drying following treatment and before fixing.

053 Provide a copy of the relevant Preservation Treatment Certificate to the Client.

#### Adhesives

054 Ensure adhesives for:  
exterior use are synthetic resin type WBP; and  
interior use are synthetic resin type of moisture resistant durability ("MR").

#### Timber fillers for rotted woods

055 Ensure timber fillers for rotted softwoods and hardwoods are a complete system appropriate for the type of wood.

#### Storage of material

056 Protect joinery from the weather during transit. At all times before fixing, both before and after priming, store it under cover and clear of the ground.

#### PVCu fascias/soffits/cladding and components

087 Ensure PVCu fascias, soffits, cladding and components are:  
cellular PVCu with a low density (closed cell) core and homogeneous skin;  
with self coloured, smooth, semi-matt finish;  
of sections and profiles Approved by the Client.

#### Repairs to Timber External Door and Window Frames:

127 Cut out decayed timber along the grain for a distance of 300mm (min) beyond the last visible sign of attack.

The joint of new and existing timber shall be formed by means of 45° - 60° splice. The new timber shall be redwood to BS EN 942:2007, Classes 2 and 3 or hardwood to BS EN 942:2007, Class 1 preservative treated in accordance with section Z12.110 and all cut ends shall be dipped in similar preservative fluid before fixing in position. New timber to be jointed to existing by means of galvanised screws or nails and adhesive and plugged and screwed to wall. New timber members shall match profile of existing. "Dry Flex System" or other equal and approved may also be used as a viable alternative to new timber section. Dispose of defective timber immediately.

#### Repairs to Hardwood Sills of Timber Windows:

128 Cut out decayed timber along the grain for a distance of 300mm (min) beyond the last visible sign of attack.

The joint of new and existing timber shall be formed by means of 45o - 60o splice. The new timber shall be hardwood to BS EN 942:2007, Class 1 and all cut ends shall be dipped in similar preservative fluid before fixing in position. New timber to be jointed to existing by means of galvanised screws or nails and plugged and screwed to wall. New timber members shall match profile of existing. "Dry Flex System" or other equal and approved may be used as a viable alternative to new timber section. Dispose of defective timber immediately.

136 Fix existing door frames or linings which have become loose through the frame using proprietary sleeved screw fixing devices Approved by the Client.

137 Sink the heads of fixings below the surface of the frame and the recess and fill them with an approved filler.

#### Softwood window frames

138 Fix softwood windows and softwood window surrounds in the same way as for fixing door frames and lining legs.

#### Metal window frames

139 Bed metal windows in a butyl rubber sealant and fix them to wood window surrounds which have been treated to BS EN 351-1:2007 with galvanised or cadmium plated screws or alternatively by stainless steel fixing clamps or brackets and proprietary plastic plugs and approved rust proof screws.

#### Window/door replacement

140 All replacement windows and doors in repairs and ad-hoc renewals are to be to BS 6375-2: 2009. Undertake window/door replacements that involve removal of the primary frame from the building and associated glazing in accordance with the current Building Regulations, Approved Document L.

#### Sealant

141 Before pointing around existing window and door frames, pick out all loose materials and insert a cellular backing appropriate to the type of sealant in the joint between the frame and wall. Use a sealant as specified, inserted by pressure gun to form a neat uniform beaded finish.

#### Cleaning PVC-U window frames

171 Sash frames and window frames are to be fully cleaned of all paint, dirt, dust etc. and left in an operational state.

172 Dirty marks on frames can be easily removed by using cleaning materials as indicated on the following table.

Cleaning cloths should be unbleached cotton. Do not use cloths containing synthetic fibres.

Heavy stains and deep scratching can be removed from white profiles only by sanding with a 320/400 grit sanding disc and by polishing using a sisal rotary brush to restore surface finish.

On wood grain surfaces care must be taken when cleaning. Seek manufacturer's advice on damaged wood grain surfaces.

#### CHECK LIST B

CONTAMINATION	CLEANING METHOD			
	Scrape off and Polish with Dry Cloth	Clean with water and mild detergent	Clean Off with non-abrasive detergent and water	Manufacturers specified cleaning agent <sup>1</sup>
Bitumen			✓	
Pencil		✓		
Emulsion Paint	✓			
Felt Pen		✓		
Inorganic Grease			✓	
Plaster	✓			
Woodstain		✓		
Ball Pen		✓		
Cellulose Paint				✓
Rust				✓
Soot			✓	
Cement Mortar	✓			
Wax Pen			✓	

181 Manufacturers specified cleaning agents should only be used by authorised Service Providers and with extreme care.

#### PLASTERWORK AND OTHER FLOOR, WALL AND CEILING FINISHES

##### PLASTERWORK AND OTHER FLOOR, WALL AND CEILING FINISHES

##### MATERIALS

Cement and water

001 Cement is to be to BS EN197-1:2011

002 Use water as described in the "Concrete Work" Section.

Sand

003 Sand is to be to BS EN13139:2002 (BS1199 Table 1)

Metal lathing, beads and stops

009 Ensure steel lathing is of the plain expanded type having a minimum weight of 1.6Kg/m<sup>2</sup>.

010 Ensure beads and stops are of an appropriate profile and:  
for internal use are galvanised; and  
for external use are manufactured from stainless steel.

#### WORKMANSHIP

Steel lathing beads and stops

017 Securely fix lathing to:  
timber backgrounds with galvanised staples; or  
steelwork with 1.2mm galvanised tie wire.

018 Ensure all joints have a 75mm lap and are wired at centres not exceeding 75mm.

019 Fix beads and stops with rustproof hardened steel pins or mortar dabs.

031 Dissimilar Solid Backgrounds For Rendering:

Where rendering is to be continued without break across joints between dissimilar solid backgrounds which are in the same plane and rigidly bonded or tied together, cover joints with a 150 mm wide strip of building paper to BS 1521:1972 overlaid with 300 mm wide stainless steel lathing fixed at not more than 600 mm centres along both edges, unless specified otherwise.

032

Cement beds, backings and renderings generally

033 Unless the Client Instructs otherwise, ensure all beds, backings and renderings are composed of one part Portland Cement to three parts sand, by volume. Keep the water content as low as possible and ensure it does not exceed 18 litres per 50 Kg of cement (including the moisture content in the sand).

034 Brush sub-bases and backgrounds free of all dust. Well wet them and coat them with cement slurry before applying the screeds. Alternatively, use 1:10 EVA bonding adhesive instead of cement slurry.

035 Where the beds, backings or renderings are specified as waterproof, incorporate waterproofer to BS EN1199:2005 in the mix.

036 Expansion joints should be placed to form bays not exceeding 3.50m x 3.50m. Finish off the surfaces of beds and backings to receive the appropriate tiling, paving or other finishing.

037 External rendering is to be to BS EN 13914-1:2005. Ensure external renderings have a surface finish to match the existing renderings.

046 Suitability of Backgrounds/Bases:

Before starting work ensure that backgrounds/bases:

Are sufficiently flat to permit specified flatness of finished surfaces, bearing in

mind the permissible minimum and maximum thicknesses of the bedding material.

Have been allowed to dry out by exposure to the air for not less than the following:

Concrete slabs: 6 weeks.

Cement:sand screeds: 4 weeks.

Rendering: 2 weeks.

Gypsum plaster: 4 weeks.

## PAINTING AND DECORATING

### PAINTING AND DECORATING

#### GENERAL

Redecorate/touch up/make good

001 Note that “redecorate/touch up” or “make good decoration” includes preparation, priming, one undercoat and either one gloss coat to previously painted surfaces or reinstating any stain or clear finish for previously stained or clear finish surfaces.

#### MATERIALS

Generally

002 Obtain undercoats and finishing coats for an individual surface from the same manufacturer.

003 Ensure paints are delivered to the Property in sealed containers as received from the manufacturer and no labels are removed or painted out. Use the paint without adulteration.

004 Under no circumstances thin paint supplied by the manufacturer unless Approved by the Client. When such Approval has been granted, carry out thinning with thinners of the type stated in the manufacturer’s technical data sheet.

005 Execute painting in shades Approved by the Client. Submit samples of tints before ordering Materials. Ensure each coat of paint matches the finished shade, and where tint types are required by the manufacturer’s technical data sheet, they are used.

006 Provide samples of Materials to the Client for Approval in sample tins filled 7/8 full after the contents of the container or kettle have been thoroughly stirred and mixed. Record all relevant details of the Materials sampled.

007 Immediately remove any unsatisfactory Materials from the Property and make good any Works executed with such defective Materials.

008 Note that the Rates include for the use of varied colours in the Works and for the execution of sample patches, as required by the Client.

009 Use water based paints where appropriate.

#### Knotting

010 Use a best quality shellac knotting compound, dissolved in methylated spirits. Cover all knots and resinous parts.

#### Stopping

011 Ensure stopping/filler for:

plasterwork - is a plaster based filler applied to a PVA solution primed surface, or a proprietary filler suitable for plaster repairs;

internal woodwork, hardboard, fireboard and plywood - is a proprietary wood filler either suitably pre-coloured to match the base material or of a neutral colour and capable of being stained to match the required colour when stain is applied;

external woodwork – is a proprietary filler recommended for external use Approved by the Client, (and tinted to match the colour of the stained/varnished finish where appropriate); and

clear finished woodwork - is tinted to match the surrounding woodwork.

#### Primer for alkaline surfaces

012 For alkaline surfaces use an alkali resistant sealer/primer and finish with a top coat of the type stated in the manufacturer's technical data sheet.

#### Primer for iron and steelwork

013 Prime iron and steelwork with a primer of the type stated in the manufacturer's technical data sheet for the subsequent finish coats.

#### Primer for galvanised iron and steelwork

014 Prime galvanised iron and steelwork with a primer that is compatible with the subsequent finish coats. Pre-treat new galvanised surfaces with a mordant solution before priming.

#### Primer for hardboard

015 Where hardboard is not factory primed or sealed, use a suitable primer of the type stated in the manufacturer's technical data sheet for the subsequent finish coats.



#### Primer for woodwork

016 For woodwork, use a finishing ready-mix primer obtained from the maker of the undercoat and finishing coats.

#### Primer for oily or resinous timbers

017 For British Columbia pine (Douglas fir) or other oily or resinous timber, use an aluminium based priming paint not darker than BS 4800:2011 Colour 00A01 Approved by the Client which is compatible with the subsequent coats of the type stated in the manufacturer's technical data sheet.

#### Primer for stains

018 For stain finishes, ensure surfaces are clean, rubbed down to an even finish and lightly keyed to every coat except the top coat.

#### Stabilising sealer

019 Use a type and make of stabilising sealer recommended by the manufacturer of the undercoat and finishing coat.

#### Chemical stripper

020 Ensure chemical paint stripper is water soluble.

#### Anti fungal solution

021 Ensure an anti-fungal solution is appropriate to the surface being treated and is used in accordance with The Control of Pesticides Regulations 1986 (amended 1997) and The Pesticides Act 1998.

### PREPARATION OF SURFACES

#### Preparations

022 Thoroughly prepare all surfaces to a high standard of preparatory work. Note that "prepare" used in the Schedule of Rates includes all Works described below including washing down, priming and painting extra coats but excluding paint removal.

023 Report any necessary paint removal to the Client and agree the extent of this with the Client before starting this Work. Note that no payment will be made for paint removal unless this is done.

024 Apply a liberal brush coat of timber preservative conforming to Building Establishment Technical Note No. 24 (or European equivalent) to existing bare non-durable timber surfaces. Allow adequate time for this to dry before over coating.

025 Rub down previously painted surfaces in good condition with abrasive paper. Fill cracks as described in Paragraph 011. Subject to Paragraph 023, remove existing paint in poor condition completely using a non-caustic paint remover.

026 Treat stains on the ceiling before decoration to prevent them bleeding through subsequent decorative coatings with a proprietary stain stop or blocker appropriate to the substrate and in keeping with the requirements of the finish to be applied.

027 Use tinted undercoats if the Client so Instructs.

#### Approval

028 Where specified, obtain the Approval of the Client to the preparation of surfaces before applying any coating.

#### Stopping

029 Where stopping/filling is referred to in this Section, use the appropriate stopping as described in the Materials Section.

#### Burning off

030 Burn off and rub down to remove paint from wooden surfaces. Note, naked flame devices are not permissible under any circumstance. Fill in cracks, knot, prime and stop woodwork so exposed all as described for new work, rub down with fine abrasive paper and apply one additional undercoat before painting as specified. Burning off is not permitted indoors without the express written permission of the Client.

#### Plaster, render, concrete and brickwork

031 Remove plaster or mortar splashes from the decorated surfaces by scraping. Stop all holes, cracks, etc. Brush down the whole surface to remove dust and loose material. Remove all traces of mould oil by scrubbing with water and detergent and rinsing with clean water to remove all detergent.

033 Remove efflorescence first by wiping dry with a dry course cloth and then with a damp cloth. Leave the surfaces for 48 hours to see if efflorescence has ceased and clean the surfaces to remove dirt, dust, etc. Allow the surfaces to dry out thoroughly before painting is commenced. When efflorescence has occurred or is suspected, defer painting as Instructed by the Client. New plaster/render should be allowed to dry for a minimum of 28 calendar days before decorating.

034 Cut out loose and defective rendering and make good before redecoration. Stabilise existing surfaces to be redecorated with an stabilising agent of 1:10 PVA solution or 1:3PVA solution to soffits.

#### Iron and steel

036 Remove rust, mill scale, welding slag and flux residue from iron and steel surfaces by wire brushing, scraping, hammering, flame cleaning, etc.

#### Previously painted metalwork

037 Thoroughly clean down all paintwork which is in sound condition and rub down with abrasive paper. Remove small areas of defective paint and all rust and loose scale by chipping, scraping and wire brushing back to clean metal. Prime the metal so exposed immediately after preparation with one coat of primer and apply one additional undercoat before painting.

038 Remove large areas of defective paint by using a non-caustic stripper appropriate to the substrate and in accordance with the technical data sheet for the subsequent coats or by chipping, scraping and wire brushing back to clean metal. In all cases where rust is apparent, scrape the rusting section and a sufficient area around it clean of all paint and rust and coat it with a rust inhibiting primer Approved by the Client in addition to the priming coat described.

#### Defective putties

039 Hack out defective, cracked or uneven putties to glazing, prepare and prime the rebates as required and make good the putties before any painting is carried out. Allow putties to form a hard skin before painting with an oil based paint or allow for no less than 14 calendar days drying time where water based paint/stain is to be applied.

#### Plywood

041 Fill as required with a plastic based filler before priming/staining. Prime surfaces of internal plywood before painting with one coat of primer, filled as required with a plastic based filler. Rub and dust down and apply a second coat of primer/stain.

042 Before final priming/staining ensure that all imperfections are stopped, rubbed down and brushed off. Prime/stain surfaces of external plywood before painting with one coat of primer/stain. Where stain is to be applied use a stainable filler, or a filler pre-coloured to match the stain finish. Rub and dust down and apply a second coat of primer/stain.

#### Woodwork to be painted

043 Before fixing woodwork, rub down surfaces that will be visible after fixing. Scorch back excess resin from live knots and resin pockets. Coat all knots and resinous areas with fresh knotting. Prime all surfaces, ensure all nail holes and other imperfections are stopped/filled. Rub down the whole surface and brush off all dust before the undercoat is applied.

#### Previously painted woodwork

044 Wash down thoroughly with sugar soap or white spirit solution all paintwork which is in sound condition and allow to dry. Rub down to a smooth surface with an abrasive paper, achieving the final pre-paint finish with a fine grain abrasive paper to achieve a finish free from abrasive marks. Rinse well with clean water and allow to dry. Fill in cracks, etc., as described for new woodwork.

045 Remove small areas of cracked or defective paint by carefully scraping back to a firm edge. Knot, prime and stop woodwork so exposed as described for new work. Sand with fine abrasive paper and apply one additional undercoat before painting if required.

046 Apply a liberal coat of brush applied water repellent timber preservative conforming to the recommendations of BS 8417:2011+A1:2014 to bare existing non-durable timber surfaces or surfaces with defective areas of paint film. Allow adequate time to dry before over coating.

047 On existing coated timber, remove any degraded surface timber by sanding down to clean sound timber. Remove resinous exudations by heat using hot air gun. Apply 2 coats of knotting to affected areas and any exposed knots and allow to dry.

048 On existing coated timber, remove dirt, algae and dead fibre by means of high pressure power hosing, apply one coat fungicide and leave for 72 hours.

Woodwork to receive a clear finish

049 Stop/fill holes and other imperfections in surfaces that are to receive a clear finish. Rub down the whole surface and brush off all dust.

050 Prepare existing varnished surfaces in sound condition by cleaning down with a suitable detergent and thoroughly rinsing them. Lightly key sound existing finishes to an even finish over the entire surface ensuring that all existing finish sheen is removed.

051 Strip and re-varnish existing varnished surfaces in unsound condition.

Woodwork to receive stain finish

052 Prepare previously treated and untreated surfaces that are to receive a proprietary stain finish in accordance with the manufacturer's technical data sheet.

## WORKMANSHIP

### Paint

053 In order to eradicate any unauthorised addition of thinners or driers, or other adulteration of paint:

give adequate supervision during the painting work to ensure that paint is not adulterated;

note that if cases of unauthorised or excessive thinning or other adulterations are discovered, the Client will usually exercise the power contained in this Contract to require the removal of the Staff members concerned;

ensure a notice is exhibited drawing the attention of Staff to the Client's requirement to use paint as supplied by the manufacturer and the consequences of a breach of this requirement; and

note that similar requirements will apply to Sub-Service Providers.

### Stirring of Materials

054 Thoroughly stir the contents of all cans and containers of Materials before and during use. Suitably strain them as and when necessary.

### Application

055 Apply coatings by brush or roller. Use sprays only with the prior Approval of the Client. Where spray application is Approved it shall be applied as directed by the manufacturer, including

thinning with thinners of a type and to a ratio that complies with the manufacturer's technical data sheet.

#### Priming of glazing beads

056 Prime/stain glazing beads, rebates and the backs of beads at the same time as priming/staining the window frames.

#### Condition of priming

057 If the priming/staining has in any way deteriorated or has been damaged by the time of the first coat, rub down and re-prime/re-stain the affected portions, or the whole if necessary. Where required, touch up with the same primer/stain or equivalent all articles, such as the windows, that were primed by their manufacturers.

#### Coatings to be dry

058 Allow coatings to dry thoroughly for the time specified by the manufacturer before applying succeeding coats.

#### Painting windows/doors

059 Do not paint windows or doors in the closed position.

#### Rubbing down

060 Rub down and de-nib undercoats for paints and clear finishes to a smooth surface with abrasive paper. Remove all dust before the succeeding coat is applied. Protect all glazing from scratching whilst rubbing down.

#### Differing colours of undercoats

061 Ensure each succeeding coat of priming and undercoating paint is sufficiently different in colour to be readily distinguishable.

#### Unsuitable conditions

062 Do not apply coating:  
to surfaces affected by wet, damp, foggy or frosty weather or other unsuitable conditions;  
to any damp surface; or  
in temperatures below 50 Centigrade.  
when heat is likely to cause blistering or wrinkling.

Take all necessary precautions including restrictions on working hours, providing temporary protection and allowing extra drying time, to ensure that coatings are not adversely affected by climatic conditions before, during and after application.

#### Protection of wet surfaces

063 Take adequate care to protect surfaces whilst still wet, by the use of screens and 'wet paint' signs where necessary. Take responsibility for any damage which may be caused by or through wet paint.

#### Damage to adjoining surfaces

064 Take care not to damage or stain other Works when storing Materials, preparing surfaces, or applying paint or stains. Remove all such stains, making good the stained surface and touching up any paintwork disturbed.

#### Cleanliness

065 Keep surfaces clean and free from dust during the painting processes. Do not carry out painting in the vicinity of other operations which might cause dust. Provide a suitable movable receptacle into which all liquids (including slop washings) are placed. Ensure this is not tipped down any of the gullies, manholes, sinks, basins, water closets or any other sanitary fittings. Remove all solid refuse or inflammable residues from the Property.

#### Removal of ironmongery

066 Remove surface fixed ironmongery, fittings and door/window furniture (except hinges) before painting and re-fix them on completion.

#### Protection:

069 Adequately protect both internal and external surfaces which are not to be coated, by covering with dust sheets or other suitable materials. Exhibit 'Wet paint' signs and provide barriers where necessary to prevent damage to freshly applied coatings.

#### Painting Existing Concrete:

071 Preparation: - Remove surface salts and other loose material with stiff brush. Leave for 48 hours and repeat process if necessary. Apply one coat of fungicide solution and leave for 72 hours, apply one coat proprietary sealer/primer, carefully remove all loose or defective areas of coating to a firm edge. Thoroughly clean by wiping down with white spirit or washing with water containing detergent. Remove heavy deposits of oil, grease, etc. with a suitable proprietary cleaning solution, sand down surfaces while still wet to provide a key, rinse off and allow to dry, patch prime as specified. fill joints, cracks, holes and other depressions with filler worked well in and finished off flush with surface. Sand smooth and remove dust, apply additional coats to areas where paint has been removed to restore the original coating thickness (Bring forward). Sand down junctions to give a flush surface.

Apply initial coat of exterior quality water based masonry paint and one finishing coat of exterior quality water based masonry paint.

#### Painting Existing Render:

073 Preparation: Take back to a firm edge all areas of poorly adhering or defective coatings. Remove all loose or powdery material by vigorously brushing down with suitable stiff brushes and dust off. Where appropriate on smooth surfaces, rub down sound areas to produce the necessary key for good adhesion and dust off. Cut out and make good all cracks, holes, open joints and other imperfections etc., with an approved proprietary filler, rub down smooth and dust off. Prime all sound bare areas exposed by the removal of coatings with one coat of exterior quality water based masonry paint, thinned as necessary in accordance with the manufacturer's technical data sheet. Apply stabilising primer to all areas. Bring forward all areas which during preparation were taken back to bare substrate or disfigured/exposed by the removal of the previous coating with one coat of exterior quality water based masonry paint of the selected shade.

Apply initial coat of exterior quality water based masonry paint and one finishing coat of exterior quality water based masonry paint.

#### Painting New Render:

074 Preparation: Thoroughly clean down to remove all surface contamination, mortar splashes, nibs etc. Allow to fully dry. Cut out and make good all cracks, holes, open joints and other imperfections etc., with an approved proprietary filler, rub down smooth and dust off. Apply one coat of exterior quality water based masonry paint, thinned as necessary in accordance with the manufacturer's technical data sheet. .

Apply initial coat of exterior quality water based masonry paint and one finishing coat of exterior quality water based masonry paint.

#### Painting Existing Concrete / Render with Anti-Graffiti Paint:

075 Preparation: Carefully remove all loose or defective areas of coating to a firm edge. Thoroughly clean by wiping down with white spirit or washing with water containing detergent. Remove heavy deposits of oil, grease, etc. with a suitable proprietary cleaning solution. - Sand down surfaces while still wet to provide a key. Rinse off and allow to dry, patch prime as specified, fill joints, cracks, holes and other depressions with filler worked well in and finished off flush with surface. Sand smooth and remove dust. Apply additional coats to areas where paint has been removed to restore the original coating thickness (Bring forward). Sand down junctions to give a flush surface.

Apply initial coat of two pack water based epoxy anti-graffiti paint and one finishing coat of two pack water based epoxy anti-graffiti paint.

#### Painting New Concrete / Render with Anti-Graffiti Paint:

076 Preparation: Remove surface salts and other loose material with stiff brush. Leave for 48 hours and repeat process if necessary. Apply one coat of fungicide solution and leave for 72 hours, fill joints, cracks, holes and other depressions with filler worked well in and finished off flush with surface. Sand smooth and remove dust. Apply one coat proprietary sealer/primer. Sand down junctions to give a flush surface.

Apply initial coat of two pack water based epoxy anti-graffiti paint and one finishing coat of two pack water based epoxy anti-graffiti paint.

#### Painting Existing Coated Brickwork/Blockwork:

077 Preparation: Carefully remove all loose or defective areas of coating to a firm edge. Thoroughly clean by wiping down with white spirit or washing with water containing detergent. Remove heavy deposits of oil, grease, etc. with a suitable proprietary cleaning solution. Sand down surfaces while still wet to provide a key. Rinse off and allow to dry, patch prime as specified. Fill joints, cracks, holes and other depressions with filler worked well in and finished off flush with surface. Sand smooth and remove dust. Apply additional coats to areas where paint has been removed to restore the original coating thickness (Bring forward). Sand down junctions to give a flush surface.

Apply one initial coat of exterior quality Pliolite based masonry paint, and one finishing coat of exterior quality Pliolite based masonry paint.

#### Painting Existing Plaster – Emulsion Paint:

081 Preparation: - Remove dirt and surface deposits with a stiff brush. Widen cracks sufficiently to receive proprietary filler. Brush cracks to remove any loose plaster and fill with proprietary filler and rub flush with surface. Rub down to remove nibs, trowel marks and plaster and paint splashes, lightly rub over-trowelled glossy plaster with worn abrasive paper, fill all depressions, holes and cracks and lightly rub down flush with surface, apply one coat proprietary sealer/primer.

Apply two finishing coats of emulsion paint.

#### Painting Existing Plaster – Eggshell Paint

083 Preparation: Thoroughly clean down the surfaces to remove all dirt, grease and surface contaminants. Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Powdery and friable surface coatings are to be completely removed by scraping, brushing and washing. Allow the surface to fully dry before proceeding. Where appropriate rub down sound areas to produce the necessary key for good adhesion and feather broken edges of existing coating. Dust off. Make good holes, cracks and other imperfections with an approved proprietary filler, rub down and dust off.

Initial coats: Prime all sound bare areas with one coat of eggshell paint thinned in accordance with the manufacturer's technical data sheet.

Apply two finishing coats of eggshell paint.

#### Painting Existing Plaster – Vinyl Matt Paint

085 Preparation: Thoroughly clean down the surfaces to remove all dirt, grease and surface contaminants. Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Powdery and friable surface coatings are to be completely removed by scraping, brushing and washing. Allow the surface to fully dry before proceeding. Where appropriate rub down sound areas to produce the necessary key for good adhesion and feather broken edges of existing coating. Dust off. Make good holes, cracks and other imperfections with an approved proprietary filler, rub down and dust off.



Initial coats: Prime all sound bare areas with one coat of vinyl matt paint thinned in accordance with the manufacturer's technical data sheet.

Apply two finishing coats of vinyl matt paint.

#### Painting Existing Painted Internal Surfaces – Class “O” or “1” Fire Retardant Finish

089 Preparation: Remove existing graffiti with an approved appropriate graffiti removal system, thoroughly clean down the surfaces to remove all dirt, grease and surface contaminants. Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Powdery and friable surface coatings are to be completely removed by scraping, brushing and washing. Allow the surface to fully dry before proceeding. Where appropriate rub down sound areas to produce the necessary key for good adhesion and feather broken edges of existing coating. Dust off. Make good holes, cracks and other imperfections with an approved proprietary filler, rub down and dust off. Seal marks or suspect areas and surfaces that remain powdery and friable after thorough preparation with one coat of stain blocker

Finishing system: Apply three coats of Class “O” or Class “1” as instructed by the Client fire retardant basecoat applied strictly in accordance with the manufacturer's technical data sheet. Apply two finishing coats of eggshell paint

#### Painting Previously Painted Internal Metal– Gloss Paint

091 Preparation: Thoroughly clean down to remove all surface contamination. Carefully scrape back to a firm edge all areas of damaged paint coatings. Scrape and wire brush corroded steel to produce a clean metal surface. Rub down with a suitable abrasive and dust off. All surfaces should be prepared to the minimum standard recommended in BS 7079:2009 at the time of coating. Prime all bare metal with two coats of zinc phosphate primer, applied in accordance with the manufacturer's technical data sheet. Bring forward primed areas with one coat of undercoat.

Apply two finishing coats of 8 years all weather protection metal gloss finish paint, applied in accordance with the manufacturer's technical data sheet.

#### Painting Previously Painted External Metal– Gloss Paint

093 Preparation: Thoroughly clean down to remove all surface contamination. Carefully scrape back to a firm edge all areas of damaged paint coatings. Scrape and wire brush corroded steel to produce a clean metal surface. Rub down with a suitable abrasive and dust off. All surfaces should be prepared to a minimum standard recommended in BS 7079:2009 at the time of coating. Prime all bare metal with two coats of zinc phosphate primer or other equal approved, applied in accordance with the manufacturer's technical data sheet. Bring forward primed areas with one coat of undercoat.

Apply two finishing coats of 8 years all weather protection metal gloss finish paint, applied in accordance with the manufacturer's technical data sheet

### Painting Galvanised Steel – Gloss Paint

095 Preparation: Wash with white spirit to remove dirt and grease then wash with mild detergent solution and rinse off with clean water. Pre-treat with mordant solution. Retreat non-blackened areas to achieve blackening of whole of surface. If galvanizing is defective obtain instructions before proceeding.

Apply one coat zinc phosphate primer, apply one coat of undercoat.

Apply two finishing coats of 8 years all weather protection metal gloss finish paint, applied in accordance with the manufacturer's technical data sheet.

### Painting Previously Painted Internal Timber – Gloss Oil Paint

096 Preparation: Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges of existing coating and dust off. Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive, taking care to avoid exposing timber on sharp edges. Finally rinse down and allow to dry. Make good all nail holes, open joints and open grain etc with an approved proprietary filler, rub down smooth and dust off. Apply two thin coats of knotting solution to all knots and resinous areas and allow to harden. Spot prime any bare metal, metal fixings, nail heads etc., with one coat of metal primer; prime all bare areas and areas exposed by the removal of coatings with one coat of wood primer, thinned as manufacturer's technical data sheet.

Apply one coat of oil based undercoat and one finishing coat of gloss oil based paint.

### Painting Previously Painted Internal Timber – Gloss Water Based Paint

097 Preparation: Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges of existing coating and dust off. Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive, taking care to avoid exposing timber on sharp edges. Finally rinse down and allow to dry. Make good all nail holes, open joints and open grain etc., with an approved proprietary filler, rub down smooth and dust off. Apply two thin coats of knotting solution to all knots and resinous areas and allow to harden. Spot prime any bare metal, metal fixings, nail heads etc., with one coat of metal primer; prime all bare areas and areas exposed by the removal of coatings with one coat of wood primer, thinned as manufacturer's technical data sheet.

Apply one coat of water based undercoat and one finishing coat of gloss water based paint.

### Painting Previously Painted External Timber – Exterior Quality Gloss Paint

100 Preparation: Thoroughly clean down surfaces to remove all dirt, grease and surface contaminants. Remove all areas of blistered, poorly adhering or defective coatings. Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint. Open up all joints which are not tight fitting and rake out thoroughly. Rub down to

feather broken edges of existing coating and dust off. Abrade the surfaces in the direction of the grain to remove any grey denatured timber and raised grain, round all sharp edges. Make good all cracks, nail holes, open joints and open grain etc., with an approved proprietary filler, rub down smooth and dust off. Apply two thin coats of knotting to all knots and resinous areas and allow to harden. Spot prime any bare metal, metal fixings, nail heads etc., with one coat of metal primer. Prime all bare areas and areas exposed by the removal of coatings with one coat of exterior preservative primer. Bring forward all primed and/or filled areas to match existing with one coat of 8 years all weather protection exterior flexible undercoat of appropriate shade.

Apply one coat of 8 year all weather protection water based undercoats of appropriate shade, and one finishing coat of 8 year all weather protection exterior high gloss paint.

#### Painting New External Timber – Exterior Quality Gloss Paint

101 Preparation: Thoroughly clean down surfaces to remove all dirt, grease and surface contaminants. Abrade the surfaces in the direction of the grain to remove any grey denatured timber and raised grain, round all sharp edges. Make good all cracks, nail holes, open joints and open grain etc., with an approved proprietary filler, rub down smooth and dust off. Apply two thin coats of knotting to all knots and resinous areas and allow to harden. Spot prime any bare metal, metal fixings, nail heads etc., with one coat of metal primer. Apply one coat of exterior preservative primer.

Apply one coat of 8 year all weather protection water based undercoats of appropriate shade, and two finishing coats of 8 year all weather protection exterior high gloss paint.

#### Painting Previously Painted Internal Plastic – Gloss

102 Preparation: Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges of existing coating and dust off. Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive. Finally rinse down and allow to dry. Prime all bare areas with two coats of gloss paint, thinned as manufacturer's technical data sheet. Bring forward all primed areas with one coat of gloss paint.

Apply one finishing coat of gloss paint.

#### Painting Previously Painted External Plastic – Gloss

103 Preparation and making good: Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges of existing coating and dust off. Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive. Finally rinse down and allow to dry. Prime all bare areas with two coats of 8 year all weather protection exterior gloss, thinned as manufacturer's Technical data sheet. Bring forward all primed areas with one coat of 8 year all weather protection exterior gloss.

Apply one finishing coat of 8 year all weather protection exterior gloss paint.

#### Previously Wood stained Internal Timber – Decorative Protection

104      104      Preparation: Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges of existing coating and dust off. Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive, taking care to avoid exposing timber on sharp edges. Finally rinse down and allow to dry. Make good all nail holes, open joints and open grain etc., with an approved proprietary filler, rub down smooth and dust off. Touch in any bare areas with one coat of decorative wood stain of appropriate shade, thinned as manufacturer's technical data sheet.

Apply two finishing coats of decorative wood stain of selected shade, apply stain in flowing coats, redistribute excess material by brushing before stain has set, allow not less than 24 hours between coats.

#### Previously Opaque Wood stained External Timber – Decorative Protection

106      Preparation: Thoroughly clean down surfaces to remove all dirt, grease and surface contaminants. Remove all areas of blistered, poorly adhering or defective coatings. Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint. Open up all joints which are not tight fitting and rake out thoroughly. Rub down to feather broken edges of existing coating and dust off. Abrade the surfaces in the direction of the grain to remove any grey denatured timber and raised grain, round all sharp edges. Make good all cracks, nail holes, open joints and open grain etc., with an approved proprietary stopper/filler designed for use with a woodstain system, rub down smooth and dust off. Apply two thin coats of knotting solution to all knots and resinous areas and allow to harden. Prime all sound bare areas and areas exposed by the removal of coatings with one coat of 8year all weather preservative basecoat. If required, touch in any primed areas with 8 year all weather protection stain to match the surrounding timber for colour and build. Allow to dry.

Apply two finishing coats of opaque 8 year all weather protection wood stain of selected shade, apply stain in flowing coats, redistribute excess material by brushing before stain has set, allow not less than 24 hours between coats.

#### Previously Transparent Wood stained External Timber – Decorative Protection

108 Preparation: Thoroughly clean down surfaces to remove all dirt, grease and surface contaminants. Remove all areas of blistered, poorly adhering or defective coatings. Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint. Open up all joints which are not tight fitting and rake out thoroughly. Rub down to feather broken edges of existing coating and dust off. Abrade the surfaces in the direction of the grain to remove any grey denatured timber and raised grain, round all sharp edges. Make good all cracks, nail holes, open joints and open grain etc., with an approved proprietary stopper/filler designed for use with a wood-stain system, rub down smooth and dust off. Apply two thin coats of knotting solution to all knots and resinous areas and allow to harden. Prime all sound bare areas and areas exposed by the removal of coatings with one coat of 8 year all weather preservative basecoat. If required, touch in any primed areas with 8 year all weather protection stain to match the surrounding timber for colour and build. Allow to dry.

Apply two finishing coats of transparent 8 year all weather protection wood stain of selected shade, apply stain in flowing coats, redistribute excess material by brushing before stain has set, allow not less than 24 hours between coats.

#### Previously Varnished Internal Timber – Polyurethane Varnish

110 Preparation: and making good: Carefully scrape back to a firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges of existing coating and dust off. Wash down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Whilst wet, rub down the surfaces with a suitable abrasive, taking care to avoid exposing timber on sharp edges. Finally rinse down and allow to dry. Make good all nail holes, open joints and open grain etc with an approved proprietary filler, rub down smooth and dust off. Touch in any bare areas with one coat of interior polyurethane varnish or other equal approved, thinned as manufacturer's technical data sheet.

Apply two finishing coats of gloss, satin or matt interior polyurethane varnish as specified, brush well in avoiding aeration and layoff, rub down lightly between coats along the grain.

#### Previously Preservative Treated Sawn Timber; External

111 Preparation: Brush down to remove loose fibres, grey denatured timber and poorly adhering or defective coatings. Thoroughly clean down the surfaces with soap and water, detergent solution or suitable solvent to remove all dirt, grease and surface contaminants. Rinse with clean water and allow to dry. Surfaces which are contaminated with mould and/or vegetable growths should be scraped and treated with an appropriate fungicidal wash applied strictly in accordance with the manufacturer's technical data sheet. Ensure all surfaces are completely dry. Apply two thin coats of knotting solution to all knots and resinous areas and allow to dry. Spot prime all knots and bare areas with two coats of coloured timber preservative primer.

Apply one or two (as specified by Client) finishing coats of opaque fencing timber preservative of selected shade.

## PLUMBING

### PLUMBING

#### GENERAL

##### Generally

001 Ensure all Materials comply with the requirements of the applicable water Utility Provider.

002 Use rust proofed ancillary and fixing Materials. Ensure all Materials in direct or indirect contact are compatible so as to prevent electrolytic or chemical corrosion.

003 Note that the Client's Properties may contain a variety of disposal systems manufactured from conventional materials and also a wide range of manufacturer's proprietary systems.

004 Seal any pipework entering a vertical service duct all round with intumescent sealant to prevent the passage of fire or smoke.

#### MATERIALS

##### Plastic rainwater gutters and pipes

005 Match the colour of the systems, the profile of gutters and the rainwater pipe jointing and fixing to the existing systems unless the Client Instructs otherwise.

##### Plastic soil and vent pipes

008 Ensure the colour and jointing and fixing match the existing pipework unless the Client Instructs otherwise.

##### Cast iron soil and vent pipes

009 Ensure the jointing and fixing methods match the existing pipework unless the Client Instructs otherwise.

##### Plastic waste pipes, fittings and traps

010 Use PVC-u plastic to BS EN 1328-1:2014 for soil/ventilating pipework and fittings. Use polypropylene plastic to BS EN 1565-1:2000 and BS EN 1451-1:2000 for waste and warning pipework, fittings and traps. Fully protect any external polypropylene and ABS pipes and fittings from sunlight. Ensure waste pipes, fittings and traps match the existing waste systems unless the Client Instructs otherwise.

##### Plastic water supply pipes and fittings

012 Use blue polyethylene pipes with copper fittings for pipework laid underground for potable water supplies.

#### Overflow pipes and fittings

015 Ensure the pipework for overflows complies with the same requirements as for water supply pipework.

#### Solder

016 Do not use lead based solders or solders containing lead in Works associated with potable water supplies. Use tin/copper or tin/silver compositions instead.

KEY PERFORMANCE INDICATORS

## East Kent Housing (EKH)



## KEY PERFORMANCE INDICATORS

Appendix C

External Decorations and Associated Repairs



## **CONTENTS**

### **1. EKH Key Performance Indicator Definitions**

1.1	Value of planned works	Page 3
1.2	Resident's satisfaction with planned works	Page 4
1.3	Number of properties with zero defects at inspection	Page 5
1.4	Contractor Health and Safety Report	Page 6

1.1 Value of planned works	
<b>Purpose</b>	To demonstrate progress against planned programme of decorations/repairs and to determine the ability of the contractors to carry out works in line with the agreed programme.
<b>Definition</b>	<p>Measurement of the value of completed works against agreed budget</p> <p>‘Completed’ is defined as the point at which the contractor leaves the dwelling and offers to the client as complete and ready for handover.</p> <p>The number of works due to be completed are from the programme agreed at the start of the year with no amendments made for variations/ compensation events etc. This will be the number of properties completed.</p> <p>In order to demonstrate a realistic performance, the target shall be profiled to reflect seasonal variation and general work management in planned programmes. Therefore, the target will vary and will <b>not</b> be derived by simply dividing the total number of works planned for the year by 12.</p>
<b>Method</b>	The value of work monitored against the spend profile.
<b>Method of Measure</b>	<p>Monthly Monitor</p> <p>Quarterly Statistical Report</p>
<b>Data source</b>	Contractor data as verified by the Clerk of Works.
<b>Target</b>	100%

<b>1.2</b>	<b>Resident's satisfaction with planned works</b>
<b>Purpose</b>	To help drive up quality of planned works and monitor service standards.
<b>Definition</b>	The number of residents that have had planned works completed to their home who say that they are overall “very satisfied” or “fairly satisfied” with the work.
<b>Method</b>	Satisfaction survey to be provided to Residents to complete by RLO and will verified by client Clerk of Work
<b>Method of Measure</b>	Monthly Monitor Quarterly Statistical Report
<b>Data source</b>	Contractor data / RLO
<b>Target</b>	95%

<b>1.3</b>	<b>Number of properties with zero defects at inspection.</b>
<b>Purpose</b>	To determine the quality of works at Inspection.
<b>Definitions</b>	<p>The total number of properties inspected where no defect is found.</p> <p>If at the point of post inspection, the contractor is re-called to rectify or complete anything that was their responsibility, the work will not be judged as having 'zero defects'</p> <p>The work will be judged as having 'zero defects' if at post inspection it is considered that there is no need to recall the contractor.</p> <p>If work is re-inspected due to the need to recall the contractor, it should not be re-counted in this calculation.</p>
<b>Method</b>	<p>Determine all works on all properties post inspected in the month, and the number of which found zero defects.</p> $\frac{\text{Number of Inspection where zero defect found}}{\text{Total number of Inspections}} \times 100$
<b>Method of Measure</b>	<p>Monthly Monitor</p> <p>Quarterly Statistical Report</p>
<b>Data Source</b>	Contractors data Clerk o Works inspection reports
<b>Target</b>	100%

1.4	Contractor Health and Safety Report
<b>Purpose</b>	To determine the level of reportable accidents, incidents and near misses, with a view to implementing remedial action to avoid reoccurrence. To all stakeholders and third parties
<b>Definition</b>	To measure safety performance and ensure an effective safety of the working environment.
<b>Method</b>	<p>To include directly employed contractor staff/operatives and regular sub-contracting operatives. Customer and site-based administration should be included where directly employed or sub-contracting employees work between sites – in these instances an average should be applied. It is permissible to exclude short-term contracting arrangements such as delivery drivers, catering etc.</p> <p><b>Types of reportable injury</b></p> <ul style="list-style-type: none"> <li>▪ Deaths</li> <li>▪ Major injuries</li> <li>▪ Over-seven-day injuries</li> </ul> <p>▪ <b>Reportable major injuries includes but not limited to:</b></p> <ul style="list-style-type: none"> <li>▪ fracture, other than to fingers, thumbs and toes</li> <li>▪ amputation</li> <li>▪ dislocation of the shoulder, hip, knee or spine</li> <li>▪ loss of sight (temporary or permanent)</li> <li>▪ chemical or hot metal burn to the eye or any penetrating injury to the eye</li> <li>▪ injury resulting from an electric shock or electrical burn leading to unconsciousness, or requiring resuscitation or admittance to hospital for more than 24 hours</li> <li>▪ any other injury leading to hypothermia, heat-induced illness or unconsciousness, or requiring resuscitation, or requiring admittance to hospital for more than 24 hours</li> </ul>

	<ul style="list-style-type: none"> <li>▪ unconsciousness caused by asphyxia or exposure to a harmful substance or biological agent</li> <li>▪ acute illness requiring medical treatment, or loss of consciousness arising from absorption of any substance by inhalation, ingestion or through the skin</li> <li>▪ acute illness requiring medical treatment where there is reason to believe that this resulted from exposure to a biological agent or its toxins or infected material.</li> </ul> <p><b>Over-seven-day injuries</b></p> <p>Include for reporting of injuries that lead to an employee or self-employed person being away from work, or unable to perform their normal work duties, for more than seven consecutive days as the result of an occupational accident or injury (not counting the day of the accident but including weekends and rest days). The report must be made within 15 days of the accident.</p> <p><b>Over-three-day injuries</b></p> <p><b>You must still keep a record</b> of the accident if the worker has been incapacitated <b>for more than three consecutive days</b>. If you are an employer, who must keep an accident book under the Social Security (Claims and Payments) Regulations 1979, that record will be enough.</p>
<b>Method of Measure</b>	<p>Monthly Monitor</p> <p>Quarterly Statistical Report</p>
<b>Data Source</b>	Contractor Data
<b>Target</b>	100%

TENDER RESPONSE DOCUMENT

**Invitation to Tender (ITT)  
Supplier Response Document**



**EXTERNAL  
DECORATIONS &  
ASSOCIATED REPAIRS**

**May 2020**

## CONTENTS

Section 1 – Supplier details and suitability questions

Section 2 – Technical and quality questions

Section 3 – Pricing schedule

Section 4 – Declarations

## REQUIRED DOCUMENTS

Please complete and provide:

- ITT supplier response document
- ITT sub-contractor information (if applicable)
- Appendix E – Schedule of Rates

## APPENDICES

- APPENDIX A – PRELIMINARIES CYCLICAL DECORATIONS
- APPENDIX B – SPECIFICATION OF WORK & MATERIALS
- APPENDIX C – KEY PERFORMANCE INDICATORS (KPIS)
- APPENDIX D - 5 YEAR PROGRAMME 2020-2025 - PROPERTY STOCK
- APPENDIX E - SCHEDULE OF RATES
- APPENDIX F - PRE-CONSTRUCTION INFORMATION PLAN
- APPENDIX G - ASBESTOS POLICY AND PROCEDURE
- APPENDIX H - TERMS & CONDITION: JCT MTC 2016 CYCLICAL DECS
- APPENDIX I - PARENT COMPANY GUARANTEE (PCG)
- APPENDIX J - COLLATERAL WARRANTY (CW)



## SECTION 1 – SUITABILITY QUESTIONNAIRE

### 1.1 ORGANISATION DETAILS

This section is for information only, but must be completed in full.

The terms 'the organisation' and 'your organisation' used in this document mean your business, company, charity, partnership or any other type of organisation identified below.

Full name of the organisation submitting this tender	Bell Decorating Group Limited
Registered office address:	Bell Business Park, Rochsolloch Rd, Airdrie, ML6 9BG
Company registration or charity registration number	SC114142
VAT registration number	481 2343 60
Name of immediate parent company	Bell Group UK Limited
Name of ultimate parent company	Not Applicable
Type of organisation: <ul style="list-style-type: none"> <li>• public limited company (PLC)</li> <li>• limited company (LTD)</li> <li>• limited liability partnership (LLP)</li> <li>• other partnership</li> <li>• sole trader</li> <li>• third sector (charity)</li> <li>• other (please explain)</li> </ul>	please state which: <ul style="list-style-type: none"> <li>• limited company (LTD)</li> </ul>
Are you a Small, Medium or Micro Enterprise (SME)?	No
<b>Contact details for questions about this tender</b>	
<b>Name:</b>	
<b>Phone:</b>	
<b>Mobile:</b>	
<b>Email:</b>	submissions@bellgroup.co.uk

**Sole bidding organisation**

You are a 'sole bidding organisation' if this tender is submitted for your company only. If you intend to use sub-contractors, consultants or other partner organisations to deliver the contract, you do not need to identify them in your response\*. Your company will be entirely liable to Folkestone & Hythe District Council (F&HDC) for the delivery of the requirements of the contract.

\*Exception: where sub-contractors will play a significant role in the delivery of the services (e.g. more than 50%) please refer to Section 1.1

### **Consortia, partnerships and joint ventures**

If you are tendering for this contract on behalf of a group of companies (a consortium, partnership or joint venture) the following information must be provided:

- Full details of the consortium, partnership or joint venture and
- Information sought in this questionnaire in respect of each of the consortia, partnership or joint venture constituent members as part of a single response.

If you propose to create a separate corporate entity for this contract, you must provide details of the actual or proposed percentage shareholding of the constituent members within the consortium in a separate schedule (how much of the new organisation each member will own).

F&HDC reserves the right to require a successful consortium to form a single legal entity in accordance with Regulation 19(6) of the Public Contracts Regulations 2015.

If there is a change in the consortium, partnership or joint venture you must inform F&HDC immediately.

### **Special Purpose Vehicles (SPV)**

You are a 'Special Purpose Vehicle' (SPV) if you have formed (or will form) a new legal entity for the purpose of bidding for this contract, with the intention that this organisation will be awarded the contract.

In addition the member organisation of the special purpose vehicle will be required to be jointly and severally liable to the Council for the delivery of the requirements of the contract, regardless of

- (a) the value of their contributions in respect of the contract sum, time, volume, quality or any other considerations, or
- (b) the future organisational or legal standing of the special purpose vehicle.

You must inform F&HDC of any withdrawal of members of the SPV during or subsequent to the ITT so that the implications of such a withdrawal may be assessed.

<b>Consortia and sub-contracting (please tick)</b>	
a) Your organisation is bidding to deliver the contract itself	
b) Your organisation is bidding in the role of prime contractor and intends to use third parties to deliver some of the contract  If more than 50% of the work will be completed by sub-contractors, please complete the sub-contractor information template provided.	✓ (for scaffolding requirements only)

c) Bidding organisation is a consortium, joint venture or partnership	
d) Bidding organisation is a special purpose vehicle	
<b>If your answer is (c) or (d)</b> please provide a separate document explaining which member of the group will be responsible for providing each part of the contract.	

for non-UK organisations only	
Is your organisation registered with the appropriate trade or professional register(s) in the EU member state where it is established?  If yes, please provide details and any registration numbers.	Not applicable.
Is it a legal requirement in the state where you are established for you to be licensed or a member of a particular organisation in order to provide the services in this procurement?  If yes, please provide details of what is required and confirm that you have complied with this.	Not Applicable.

## 1.2 GROUNDS FOR MANDATORY REJECTION

This Section is **PASS/FAIL**. If you answer 'yes' to any question in this section your tender will be rejected.

If you are unsure how to respond you should contact us for advice before completing this form.

If you are bidding as a consortium, partnership, joint venture or special purpose vehicle: your response must apply to all members.

1.2.1 Details about the grounds for mandatory rejection are set out on online <a href="#">(go to gov.uk webpage)</a> .  If your organisation or any other person who has powers of representation, decision or control in your organisation	Answer
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has been convicted anywhere in the world for any of the offenses below within the last 5 years, please mark which.	
(a) Participation in a criminal organisation.	No
(b) Corruption.	No
(c) Fraud.	No
(d) Terrorist offences or offences linked to terrorist activities	No
(e) Money laundering or terrorist financing	No
(f) Child labour and other forms of trafficking in human beings	No
(g) Has your organisation been in breach of tax payment or social security contribution obligations?	No
<p>1.2.2 If you answered "yes" to any of (a) to (f) above, please provide:</p> <ul style="list-style-type: none"> <li>• Date of conviction;</li> <li>• which the conviction was for;</li> <li>• the reasons for conviction; and</li> <li>• Identity of who has been convicted</li> </ul> <p>If the relevant documentation is available online, please provide:</p> <ul style="list-style-type: none"> <li>• the web address;</li> <li>• issuing authority; and</li> <li>• reference of the documents</li> </ul>	
Not applicable	
<p>1.2.3 If you answered "yes" to (g) above,</p> <p>(a) provide details.</p> <p>(b) confirm you have paid, or have entered into a binding arrangement to pay, the outstanding sum (and any accrued interest or fines).</p>	
Not applicable	

### 1.3 GROUNDS FOR DISCRETIONARY REJECTION

This Section is **PASS/FAIL**. If you answer 'yes' to any question F&HDC is entitled to reject your tender but can choose to allow you to proceed further, after considering your circumstances.

If you answer 'yes' to any question, please set out (in 1.3.1) the full details of the relevant incident and any remedial action taken. F&HDC will consider your response before making a decision about whether or not to include your tender in its evaluations or to reject it.

If you are bidding as a consortium, partnership, joint venture or special purpose vehicle: your response must apply to all members.

<p>1.3.1 Details about the grounds for discretionary rejection are set out on online (<a href="#">go to gov.uk webpage</a>).</p> <p>Do any of the below apply or have applied to your organisation or any other person who has powers of representation, decision or control in your organisation within the last 3 years?</p>	<p>Answer</p>
<p>(a) Breach of environmental obligations?</p>	<p>No</p>
<p>(b) Breach of social obligations?</p>	<p>No</p>
<p>(c) Breach of labour law obligations?</p>	<p>No</p>
<p>(d) Bankruptcy or gone into liquidation or receivership? Or currently subject to proceedings for the appointment of a receiver, manager or administrator on behalf of a creditor?</p>	<p>No</p>
<p>(e) Committed an act of grave misconduct in the course of your business or profession?  Or been convicted of a criminal offence relating to the conduct of your business or profession?</p>	<p>No</p>
<p>(f) been significantly or persistently deficient in the performance of a previous public contract, leading to early termination of the contract, damages, or other comparable sanctions</p>	<p>No</p>
<p>1.3.2 Conflict of interest</p>	
<p>(a) Is any officer, employee or consultant of your organisation an employee or ex-employee of F&amp;HDC or in any way connected to an employee or ex-employee of F&amp;HDC?  Or Is any officer, employee or consultant of your organisation an elected member of the Authority or someone who has been an elected member?</p>	<p>No</p>
<p>(b) Is any officer, employee or consultant of your organisation involved in any other organisation that may be interested in bidding for F&amp;HDC services under this tender process?</p>	<p>No</p>
<p>(c) Been involved in the preparation of this procurement process, design of services, or tender documents?</p>	<p>No</p>
<p>(d) Obtained or attempted to obtain confidential information,</p>	<p>No</p>

or entered into unlawful agreements with competitors whose to restrain or distort competition, or influenced or attempted to influence the evaluation panel or F&HDC in the process of preparing this tender?	
(e) Aware of any other conflicts of interest in submitting this tender or which may occur in delivering the services?	No
1.3.3 If the answer to any of the criteria listed in 1.3.1 or 1.3.2 above is “yes”, please give details, including action has been taken to remedy the situation.	
Not applicable	

#### 1.4 ECONOMIC & FINANCIAL STANDING

This Section is risk based **PASS/FAIL**.

You are not required to submit any financial documents at this time, but F&HDC reserves the right to request further information and or request a credit agency report.

If you are bidding as a consortium, partnership, joint venture or special purpose vehicle: we will obtain this information for each member of the group. The threshold for turnover can be met entirely by one member or by a combination of members; it is not necessary for each member to individually meet the threshold.

1.4.1 Is your annual turnover (at the date of the last audited accounts) greater than £5,128,000 GBP?	Yes
1.4.2 If the audited accounts dated more than 6 months ago, has been any material change in the financial or trading conditions of your organisation?	No material change.
1.4.3 If your organisation has been trading for fewer than 12 months, is £5,128,000 GBP?	Not applicable
1.4.4 Please list which you are able to provide: A copy of your audited accounts for the last two years, Or financial statements for the most recent year, Or a statement of the cash flow forecast for the current year and a bank letter outlining the current cash and credit position.	Please see attached our audited accounts at Appendix 1.4.4.
1.4.5 If you cannot provide one of the above, please explain why and list any other financial information you can provide.	Not applicable
1.4.6 If you have a parent company	Yes

are you able to provide parent company accounts?	
1.4.7 If you have a parent company is the parent company willing to provide a guarantee at F&HDC's request?	Yes
1.4.8 If you do not have a parent company Or your parent company will not offer a Parent Company Guarantee will you be able to obtain a guarantee elsewhere (e.g. from a bank)?	Not applicable

## 1.5 INSURANCE

This Section is **PASS/FAIL**. Your organisation will fail if it does not hold or is unwilling to obtain the minimum levels of insurance required.

You are not required to submit any evidence at this time. If you are successful, you will be asked to provide evidence in the form of copies of policies, letters of confirmation from insurers (or Brokers).

If you are bidding as a consortium, partnership, joint venture or special purpose vehicle: you must be adequately covered as a whole but may do so through any combination of policies of member organisations.

1.5.1 Is your Public Liability indemnity cover greater than £5 million GBP per incident?	Yes
1.5.2 Is your Employers Liability cover greater than £5 million GBP per incident (or the amount required by law)?	Yes
1.5.3 Is your Professional Indemnity cover greater than £ 2 million GBP per incident?	Yes

## 1.6 HEALTH & SAFETY

If you are bidding as a consortium, partnership, joint venture or special purpose vehicle: the lead member must ensure that this information is shared with all members. The lead member must confirm that all members understand and agree their obligations in this section.

Your organisation must:

- Ensure that its entire workforce and all sub-contractors will comply with all relevant health and safety legislation as well as any requirements or instructions from F&HDC.

- Have appointed a competent person with overall responsibility for health and safety that is duly authorised in the organisation.
- Have processes in place for the identification of training needs and delivery of training to its workforce appropriate to the work for which it is bidding.
- Have processes in place for the development of risk assessments and method statements relevant to the nature of the work for which it is bidding that will identify, manage and mitigate associated risks and hazards.

If your organisation has five or more employees

- have in place a written health and safety policy as required by Section 2(3) of the Health and Safety at Work etc Act 1974 and issue any codes of safe working practices to your workforce.

This policy must provide details of the competent person or persons that have been appointed on behalf of the organisation to undertake the measures needed to comply with the requirements and prohibitions of the Management of Health and Safety at Work Regulations 1999.

F&HDC may verify your compliance with the above requirements at any stage of the procurement process or during the life of the contract, by means of policy checking, validation of accreditations, site audits or any other method it deems appropriate.

Further information on employers' health and safety obligations can be found on the Health and Safety Executive website at [hse.gov.uk/simple-health-safety/index](https://hse.gov.uk/simple-health-safety/index).

Specific guidance on how to write a policy and risk assessment is available at [hse.gov.uk/simple-health-safety/write](https://hse.gov.uk/simple-health-safety/write).

Please confirm that you understand and agree to your obligations as described above	Yes
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## 1.7 equality & diversity

If you are bidding as a consortium, partnership, joint venture or special purpose vehicle: your response must apply to all members.

1.7.1 Does your organisation comply with its legal obligations under the Equality Act 2010, relating to the protected characteristics as follows?	Answer
Age	Yes
Disability	Yes
Gender reassignment	Yes
Marriage and civil partnership	Yes
Pregnancy and maternity	Yes



Race	Yes
Religion or belief	Yes
Sex	Yes
Sexual orientation	Yes

1.7.2 In the last three years has any finding of unlawful discrimination been made against your organisation by any court or industrial or employment tribunal? Or in comparable proceedings in any jurisdiction other than the UK?	No
1.7.3 In the last three years has any finding of unlawful discrimination been made against your organisation as a result of a formal investigation by the Equality and Human Rights Commission (EHRC) or any relevant statutory European Body?	No
1.7.4 If the answer to either 1.8.2 or 1.8.3 was <b>Yes</b> , provide the following information: (a) If your organisation was required to take action, did the action taken satisfy the relevant organisation? (b) what action your organisation was required to take (c) what action your organisation took. If your organisation did not take the required action, explain why not.  You may be excluded if you are unable to demonstrate to F&HDC's satisfaction that appropriate remedial action has been taken to prevent similar unlawful discrimination occurring in the future.	
Not applicable	
1.7.5 If you use sub-contractors, do you have processes in place to check whether any of the above apply to your sub-contractors?	Yes

## 1.8 modern slavery

1.8.1 Section 54 of the Modern Slavery Act 2015 requires organisations with a <b>turnover of £36 million or more</b> to develop a slavery and human trafficking statement each year.  Does this requirement apply to your organisation?	Yes
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Guidance about the Modern Slavery Act 2015 can be found online ( <a href="#">go to gov.uk webpage</a> )	
<p>1.8.2 If you have answered 'yes' to 1.8.1 are you compliant with the annual reporting requirements contained within Section 54 of the Act 2015?</p> <p><b>If yes</b>, provide the web address where your report can be found</p> <p><b>If no</b>, please explain.</p>	<p>Yes,</p> <p><a href="https://www.bellgroup.co.uk/wp-content/uploads/2019/05/Modern-Slavery-and-Human-Trafficking-Policy-Statement.pdf">https://www.bellgroup.co.uk/wp-content/uploads/2019/05/Modern-Slavery-and-Human-Trafficking-Policy-Statement.pdf</a></p>

## 1.9 Whistleblowing

<p>1.9.1 Do you have a Whistleblowing policy in place; or do you agree to have in place or adopt F&amp;HDC's Whistleblowing policy by contract award?</p> <p>(<a href="#">go to F&amp;HDC's policy page</a>)</p>	Yes
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## SECTION 2 –TECHNICAL AND QUALITY QUESTIONS

### 2.1 CAPABILITY

This section is **PASS/FAIL**. A bidding organisation will fail if it cannot provide details of up to 3 contracts that demonstrate technical capability or provide alternative evidence.

RELEVANT EXPERIENCE AND CONTRACT EXAMPLES			
<p>Please provide details of up to three contracts from the public, private or voluntary sector, that are relevant to the services described in this tender.</p> <p>Contracts for the supply of goods or services should be from the past <u>three</u> years. Works contracts may be from the past <u>five</u> years.</p> <p>The customer contact for each example should be prepared to speak to F&amp;HDC to confirm the accuracy of the information provided below.</p> <p>Suppliers should not use previous work for or associated with F&amp;HDC in these examples.</p>			
	Contract 1	Contract 2	Contract 3
Name of Customer Organisation	Hexagon Housing Association	Richmond Housing Partnership	MHS Homes
Contact name, telephone number & email	[REDACTED]	[REDACTED]	[REDACTED]
Start date	2017	2019	2016
End date	2022 (1+1+1+1+1 contract)	Ongoing	2022 (recently been awarded a new 3-year contract)

Estimated Contract Value	Approx. £600,000	Approx. £600,000	Approx. £700,000 per annum
Brief description of contract	<p>Hexagon own and manage approximately 4,000 homes in the South East providing housing, leasehold, part-buy/part-rent schemes and student accommodation.</p> <p><b>Description of works</b> Our works within the Cyclical Decoration and Repairs contract include:</p> <ul style="list-style-type: none"> <li>▪ Pre-paint repairs and redecoration to the external and internal substrates in communal stairwells of tenanted houses, flats and garages.</li> <li>▪ Timber repairs which involve splice repairs to various surfaces routing out of timber rot and replacing with resin</li> <li>▪ Removal and replacement of timber fascia's, pilasters and soffits and all other scheduled repair works.</li> <li>▪ Decoration to fascia and soffit boards, windows and doors, handrails, canopies, rainwater goods, timber fencing and metal railings which were all prepared in accordance with Akzo Nobel specification.</li> </ul>	<p>Richmond Housing Partnership owns and manages over 10,000 properties in South West London.</p> <p><b>Description of works</b> Our works include painting of all previously decorated surfaces on a seventh of its existing housing stock per annum (approximately 1200 properties) and associated buildings.</p> <p>Works consist of the repainting of all previously decorated surfaces, carrying out any related repairs/replacements including:</p> <ul style="list-style-type: none"> <li>▪ Internal and External decoration</li> <li>▪ Internal and External repairs including, but not limited to: <ul style="list-style-type: none"> <li>○ Replacement and repair of PVCu</li> <li>○ Brickwork repairs</li> <li>○ Timber repairs</li> <li>○ Repairs to paving slabs</li> <li>○ Render repairs</li> <li>○ Fence repairs and replacement</li> </ul> </li> </ul>	<p>MHS Homes own and manage more than 9,000 homes, with around 20,000 residents offering social rent and part buy/rent and private rented properties. As part of their a tender process, they set out to appoint an experienced contractor with a local base, to undertake External Repairs and Decorating to occupied properties across North Kent.</p> <p><b>Description of works</b> We have been providing external works for MHS, since securing a three-year contract in 2016. This has led to the development of a strong working partnership and has contributed to our appointment on an additional 2-year contract which commenced in April 2019. Works consist of the provision of plant, labour and materials to deliver External Repairs and Redecorations to occupied properties across North Kent, including Fencing, Masonry Works; Roofing repairs/renewals, Door and Window Replacement, Ground works and render repairs</p> <p>Planning and coordinating of resources, is undertaken by our Branch Manager, Ian Woodman,</p>

	<ul style="list-style-type: none"> <li>▪ Roof Replacements</li> <li>▪ Fire Safety Works</li> <li>▪ Fencing and masonry works</li> <li>▪ Door and Window Replacements</li> </ul> <p><b>Delivery of works</b> At the start of each year and following an in-depth pre-start meeting, our surveyor creates a programme to carry out works between the months of April- October each year to each planned property, ensuring we mitigate delays to adverse weather conditions. Our contract Manager holds overall responsibility for day-to-day management of and ensures we appoint competent experienced operatives capable of undertaking the works in safe manner and to a high-quality standard. To service this contract, we utilise our South London branch situated on average of around 9 miles from the properties.</p> <p>We have around 10-20 operatives undertaking these works throughout the 6-month period.</p> <p>Many of Hexagon's properties are in busy and transient areas of London therefore close liaison with the Local Authority and TFL are required.</p>	<p><b>Delivery of works</b> Works are managed by our South London branch, overseen by our experienced branch manager Ian Woodman. On average we have around 15-20 operatives assigned to this contract to ensure we deliver a high quality, consistent service. Throughout the course of the agreement, we engage a one point of contact at site level, our contract manager, who has extensive experience in the industry. Our notification process ensures residents are notified of our works and access is gained where required. To ensure we successfully deliver works to our client's satisfaction we attend monthly progress meetings, undertake daily site checks and site monitoring and attend joint visits with Hexagon onsite to ensure the smooth running of the contract.</p> <p><b>Added Value</b></p> <ul style="list-style-type: none"> <li>▪ Collaborative working relationship.</li> <li>▪ Our directly employed and local workforce provide a reduced carbon footprint for the project.</li> <li>▪ Worked with RHP to provide a specification that met the</li> </ul>	<p>who ensures our delivery team are qualified to execute works safely and to a high standard, with materials ordered at the earliest opportunity to mitigate delays. Ian arranges for our team and subcontractors to attend a pre-start meeting outlining quality expectations and timescales. Day-to-day management is maintained by our contract manager, who ensures works are undertaken to a high quality.</p> <p>Our team comprises up to 20 operatives including: joiners; roofers and painters. We also utilise approved roofing and window replacement contractors, who have been vetted by our organisation. This contract requires working around occupied properties therefore minimising disruption and maintaining privacy is of upmost importance. We implement our successful liaison process notifying residents as to the scope of works along with associated risks.</p> <p><b>Added Value</b></p> <ul style="list-style-type: none"> <li>▪ Met all timescales and KPIs including 99% resident satisfaction;</li> </ul>
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	<p>We ensure successful resident communication on this contract using our robust notification process which includes close liaison with Hexagon at the start of each year to identify any resident needs. Following this we send a letter to each resident 2 weeks prior to commencing onsite, providing contact details and detailed information on the works. 48 hours prior to commencing works onsite our Supervisor, Wayne Milton hand delivers notification cards to the residents engaging in conversations to deal with any concerns they have and mitigate any worries.</p> <p><b>Added Value</b></p> <ul style="list-style-type: none"> <li>▪ Excellent working relationship achieved.</li> <li>▪ Each year we deliver value for money for Hexagon, for example in 2018 we had a £617,000 spend to which we delivered the works at £568,000, 8% under budget. Out of the shortfall of £49,000 we have delivered an extra £37,000 of works providing added value.</li> <li>▪ Provided alternative methods of access resulting in significant savings.</li> </ul>	<p>client and properties needs whilst extending the longevity of the products.</p> <ul style="list-style-type: none"> <li>▪ Innovative access solutions (e.g. pole system to clean UPVC instead of MEWPs), overcoming issues in a swift manner.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Monthly progress meetings are held with to review past works;</li> <li>▪ Delivered community benefits including 15 Apprentices and work placements.</li> <li>▪ Detailed handover packs provided.</li> <li>▪ Local employment</li> <li>▪ Our management team met with MHS regularly and attended contract co-ordination and development meetings to ensure successful delivery of this project.</li> <li>▪ Due to the various works we carry out with MHS, we continued our community benefits throughout this contract where we work with MHS promoting full-time training initiatives to individuals from disadvantaged backgrounds as well as providing training opportunities. Other benefits we deliver are donation of staff time, materials and prizes for community engagement/improvement.</li> </ul>
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	<ul style="list-style-type: none"> <li>▪ Daily contact with Hexagon through our contract manager.</li> <li>▪ Local directly-employed operatives deployed.</li> <li>▪ Various community benefits delivered through our local CEC.</li> <li>▪ High customer satisfaction.</li> </ul>		
If you cannot provide three contract examples please give evidence of your technical capability in this market.	Not applicable.		

## 2.2 General Data Protection

For the purposes of the Data Protection Legislation, F&HDC does not anticipate the contractor processing any data on our behalf. The contractor will be a data controller of information relating to F&HDC and its officers as clients of the contractor.

2.2.1 Do you have the resources, systems and procedures in place to ensure your organisation will comply with the General Data Protection Regulations while performing the contracted services?

If **yes**, please provide details of the measures currently in place.

If **no**, please detail what measures will be in place before the contract starts.

Yes

## 2.3 WEighted QUESTIONS

### Q1. Mobilisation (12%)

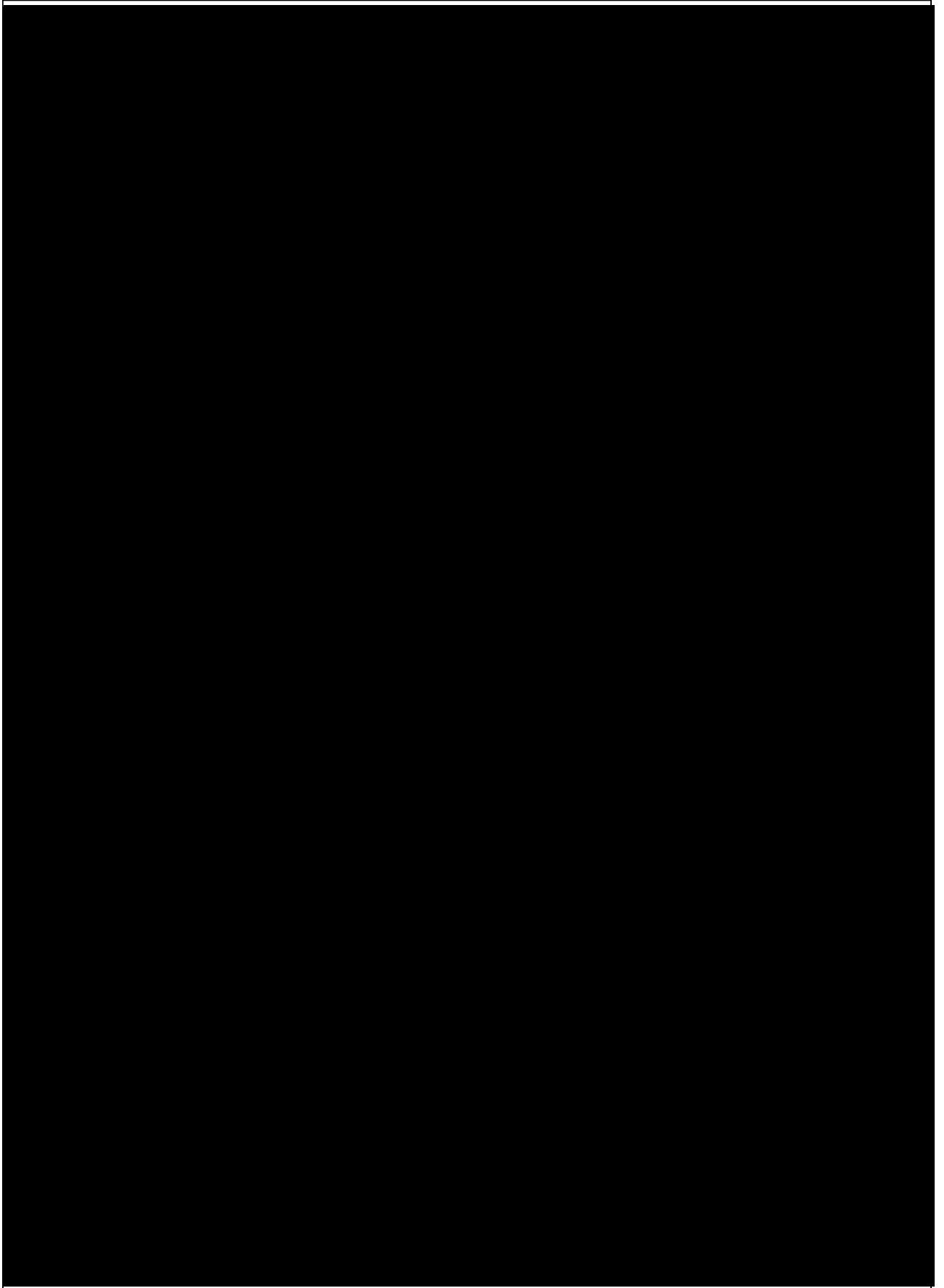
Please demonstrate how you will mobilise the contract from the point of award, your response should include;

- Procedure that would be put in place to ensure that the programme will be able to commence on contract start date
- proposed programme of works, which would ensure that works are delivered on time and on schedule
- an outline of anticipated risks of delay to the programme and how the risks would be mitigated
- your business continuity plan in the event of unforeseen risks to the programme

(max word count 1,000) **clarification 22-05-2020- 1,500 word allowance**

[Redacted response area]





[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[Redacted]

[Redacted]

[Redacted]

[Redacted]

**1500-word count**

## **Q2. Experience (12%)**

- Please provide detail of any similar projects that you have undertaken within the public sector and describe how you successfully completed the programme within timeframe.
- Provide details of procedures implemented by you to ensure and maintain;
  - customer satisfaction throughout the contract period
  - safety and wellbeing of all residents

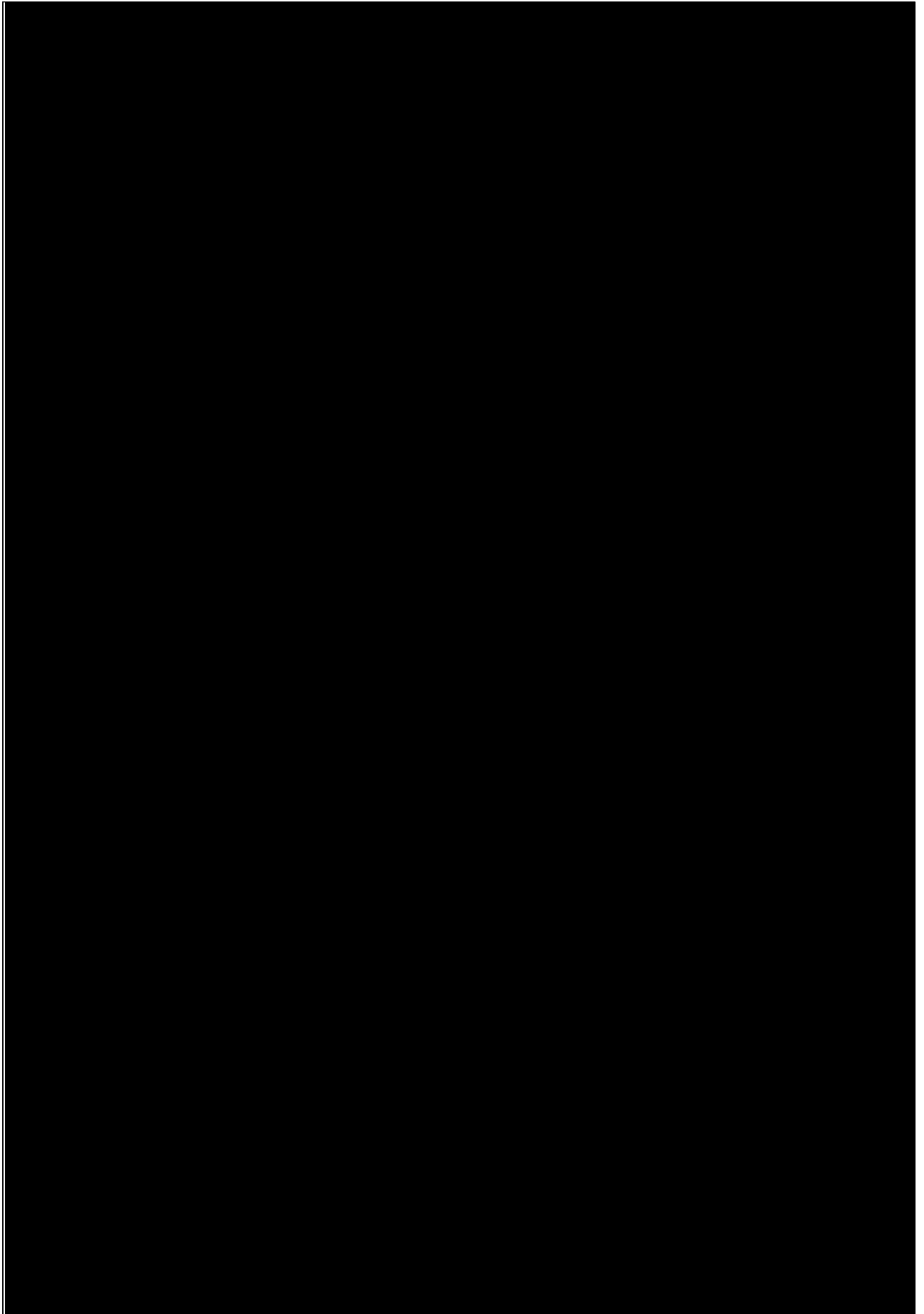
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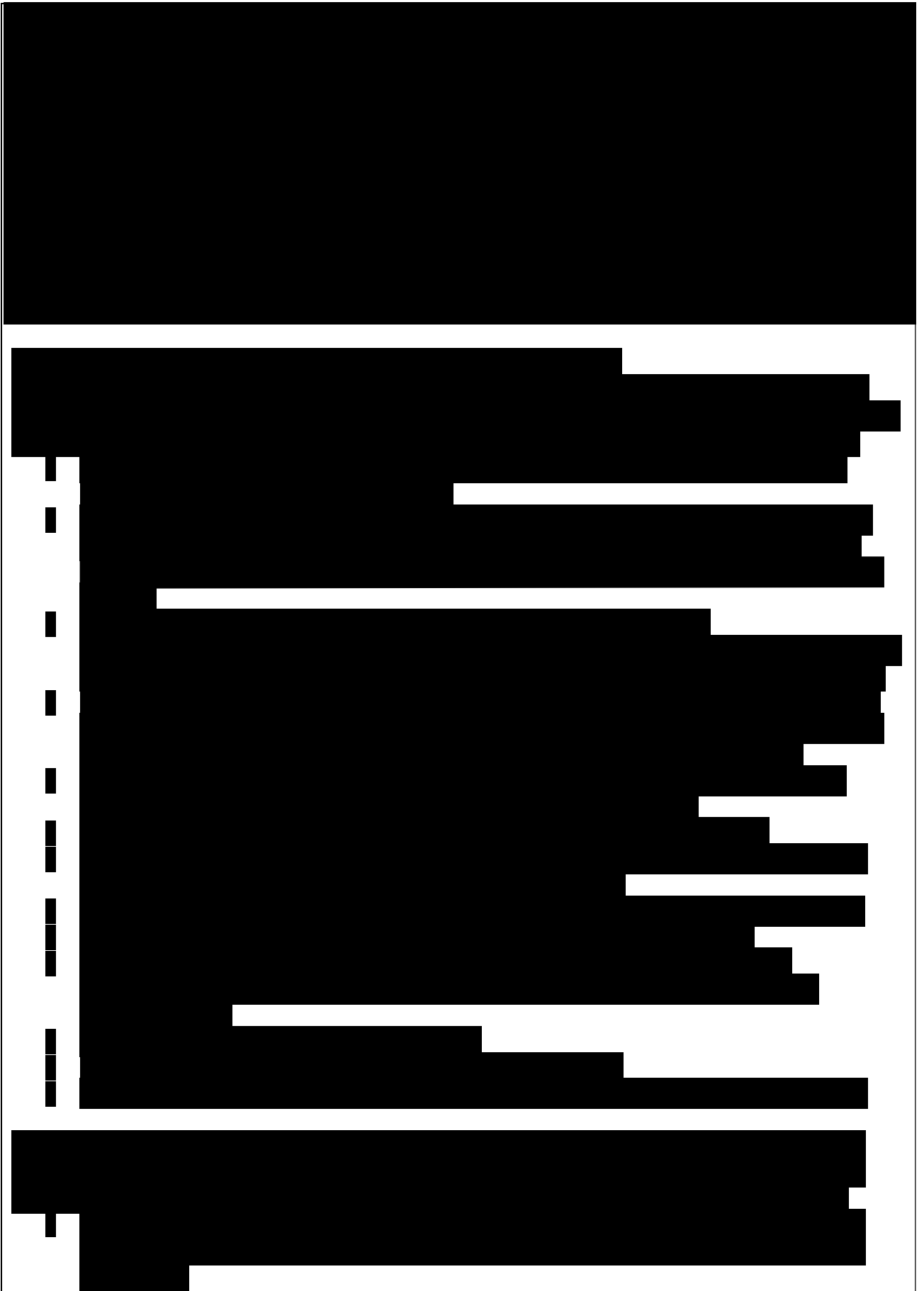
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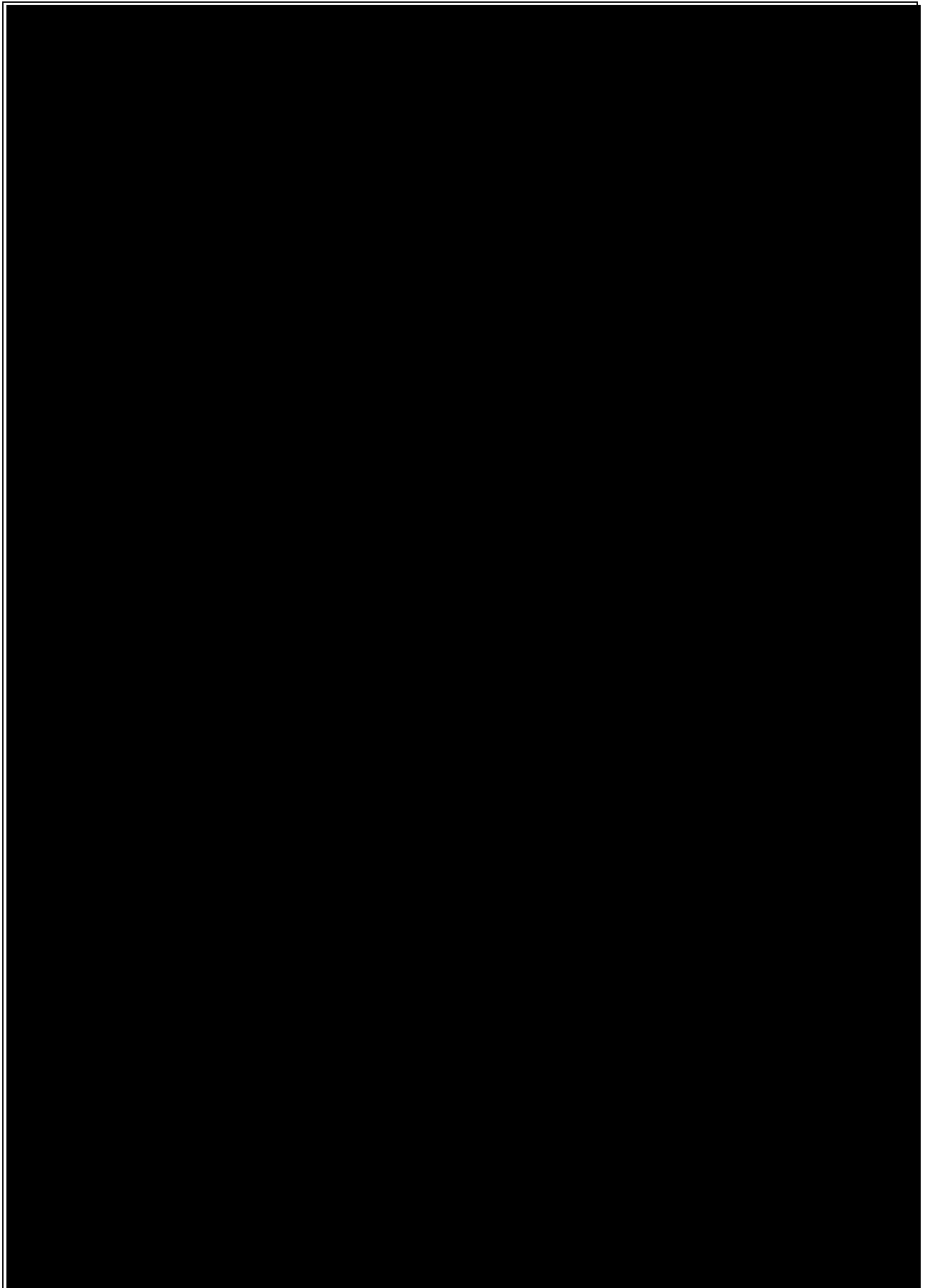
**Q3. Resources (12%)**

To ensure that the contract is fully resourced, please outline your proposed resources, for the delivery of the contract, your response should also include

- How the company will ensure staffs have the relevant qualification(s) and training(s)
- Experience of working in residential properties and vulnerable residents
- Company's policy and processes in regards to staffs development & training

*(max word count 1,000)*







## 1000-word count

#### Q4. Compliance with Regulations (12%)

- Please demonstrate how you ensure changes in regulations and regulatory updates are implemented throughout your organisation, your response should focus on **Health & Safety** and **Data Protection**.
- Please provide an outline of your company policy in these two key areas

(max word count 1,000)

[illegible]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**999-word count**

**Q5. Communication (12%)**

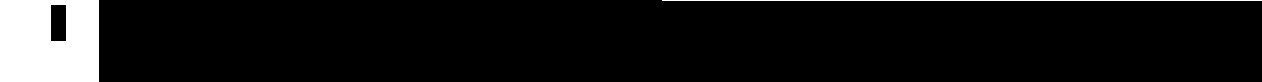
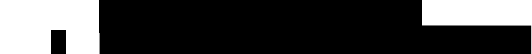
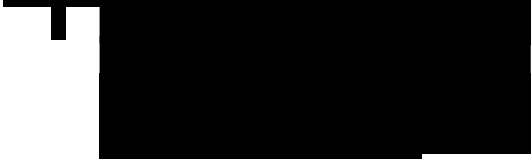
- Please outline how your company will notify residents and arrange access to their homes (for example to paint the full external surface of the doors to their flats when dealing with internal common parts re-decorations), prior to visiting
- How would your company deal with 'no access' issues on this project and maintain the works to programme
- Describe how the company will ensure effective communication with both the council and the residents to resolve any queries promptly?
- Please outline your complaints procedures

*(max word count 1,000)*

[REDACTED]

[REDACTED]

[REDACTED]





\_\_\_\_\_

[illegible]

\_\_\_\_\_

[illegible]

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## 998-word count

### SECTION 3 – PRICING SCHEDULE

Please completed the **Appendix E – Schedule of Rates**

The SoRs have been provided with the Base Rates and suppliers are to complete the SoRs with their adjusted percentage in **cell D3**, on each tab

Suppliers are required to ensure that the pricing for all repair items on the schedule of rates allows for professional trades (not multi-skilled tradesmen) to carry out such works

### SECTION 4 – DECLARATIONS

TO: THE DISTRICT COUNCIL OF FOLKESTONE AND HYTHE (F&HDC)

PROVISION OF: EXTERNAL DECORATIONS & ASSOCIATED REPAIRS

REFERENCE: DN477705

We Bell Decorating Group Limited the undersigned, having examined the Invitation to Tender (ITT) and all other relevant schedules (“the ITT Documents”), do hereby offer to provide the supplies, services and/or works to the Council as specified in the ITT Documents and in accordance with the attached additional documentation, commencing and continuing for the period specified in the ITT Documents (including any option to extend).

If this offer is accepted, we will execute such documents as maybe appropriate in order to create a binding contract between the Council and ourselves.

We agree that before executing the Contract (and associated schedules) substantially in the form set out in the ITT Documents, the formal acceptance of this Tender in writing by the Council or such parts as may be specified, together with the contract documents shall be required as a condition precedent to the entering into of the Contract.

We further agree with the Council in legally binding terms to comply with the provisions of confidentiality set out in paragraph 3.1.8 of the **Invitation to Tender Instruction Document**.



We understand the Council is not bound to accept the lowest of any Tender received, nor assign a reason for the rejection of any Tender. We accept that any costs incurred in Tender preparation are for our own account.

We further undertake and it shall be a condition of any Contract, that:

The amount of our Tender has not been calculated by agreement or arrangement with any person other than the Council and that the amount of our Tender has not been communicated to any person until after the Tender Return Date and in any event not without the written consent of the Council.

We have not canvassed and will not before the evaluation process canvass or solicit any member or officer, employee or agent of the Council or other contracting authority in connection with the award of the Contract and undertake that no person employed by us has done or will do any such act.

I warrant that I have all requisite authority to sign this Tender and confirm that I have complied with all the requirements of the ITT.

Signature:	
Name & status:	 , Branch Manager
Dated:	10 <sup>th</sup> June 2020
For and on behalf of:	Bell Decorating Group Limited