

SCHEDULE OF WORKS - INTERNAL REPAIRS																						
	CUSTOMER:	Chohan					SU REF:		SU2003608													
	INSURER:	RSA - Nationwide					CONTRACTOR:															
Free Text Box 	Special Notes (eg Excluded areas, access difficulties, important/useful info for contractors etc.)						ROOMS TO BE REPAIRED															
Netrate Codes To Be Used for Developing Priced Quote		Deduct individual Door & Window Openings from Wall Areas if > 3m2. This is not a cumulative measure of openings <3m2.					Height	2.60	2.70	2.60	2.20	2.20					Unit	Total Unit	Rate £	Cost £		
							Width	2.80	1.80	3.00	1.30	0.90										
							Length	2.70	4.90	2.20	1.80											
							Diagonal															
							Floor/ceiling Area	7.56	8.82	6.60	2.34	1.62										
							Wall Area	28.60	36.18	27.04	13.64	11.88										
							Perimeter	11.00	13.40	10.40	6.20	5.40										
CEILING REPAIRS & REDECORATIONS	K131, K136, K153, K246, K248	RENEW CEILING - remove lath & plaster/plasterboard ceiling, fit new 12.5mm thick plasterboard, 3mm skim coat, prepare, mist & 2 coats emulsion														M2		£41.74				
	K136, K153, K246, K248	OVERBOARD - existing ceiling with 12.5mm plasterboard, nailing through to existing joints. Scrim joints & 3mm skim coat. Mist & 2 coats emulsion														M2		£29.22				
	K233	CEILING DECORATION - Crack repair, Cut out and make good crack with flexible filler in plastered ceiling including rubbing down and preparing for new finish														M		£3.97				
	K234	CEILING DECORATION - Crack repair, Cut out and make good general cracks in plastered ceiling, - fill, tape and locally skim (or other repair)							11.00							M2	11.00	£10.92	£120.12			
	K161, K162, K245, K247	COVING - provide & fix new coving to match existing incl painting (Includes taking down existing) incl painting , mist coat & 2 coats emulsion														M		£24.75				
	K251,K252,K248	CEILING PAPERING - strip off Ceiling paper & renew to match existing 2 coats emulsion (This items allows for lining paper only)							7.00							M2	7.00	£19.05	£133.35			
	K251,K253,K248	CEILING PAPERING - strip off Ceiling paper -, supply and hang woodchip paper to ceiling surface. 2 coats emulsion														M2		£19.14				
	K252 & K254	CEILING PAPERING - strip off Ceiling paper hang only wallpaper to ceiling surface														M2		£16.51				
	K252 & K256	CEILING PAPERING - strip off Ceiling paper r, supply and hang only Standard Quality Wallpaper to ceiling surface, to the value of £10 per roll														M2		£16.51				
	K252 & K258	CEILING PAPERING - strip off Paper, supply and hang only Good Quality Wallpaper to ceiling surface, to the value of £17.50 per roll														M2		£18.06				
	K248	EMULSION PAINT - prepare surface & repaint two coats emulsion								3.00	2.00					M2	5.00	£5.65	£28.25			
	J639	COVING DECORATION - prepare surface & repaint two coats in narrow widths.														M		£3.17				
J642	COVING DECORATION - prepare surface & apply mist coat to re-plastered areas only in narrow widths.														M		£1.54					
INTERNAL WALL REPAIRS & REDECORATIONS	J325	SUBSIDENCE for cracks over 5mm - cut back plaster min 75mm either side of crack. Rake out fractured mortar joints. Repair cracks using cementitious grout. Repoint & stitch in new work, fix Expamet mesh & replaster to match existing. (Includes debris removal)														M		£38.33				
	J324	SUBSIDENCE for cracks under 5mm - cut back plaster min 75mm either side of cracking. Rake & repoint crack, fix Expamet mesh, prepare & replaster to match existing. (Includes debris removal)					1.00		1.00	2.00	1.00						M	5.00	£17.82	£89.10		
	J450 & J407	SUBSIDENCE (PLASTER REPAIR) - Remove plaster & prepare wall to receive new finish, (disposal included). Supply & apply 12mm two coat gypsum plaster, incl beading														M2		£30.95				
	J425, J447, J420	PLASTERBOARD WALLS - take off & fit new 12.5mm thick plasterboard & 3mm - 5mm skim includes angle beads														M2		£38.61				
	J603	DECORATION PREPARATION - cut out and make good plaster crack in wall.								2.00						M	2.00	£8.28	£16.56			
	J651 & J658	TILING - remove tiles, prepare surfaces. Provide/ Supply & fix tiles to match existing standard quality. Grout tiles, provide mastic seal to worktops/sanitary ware (Standard tile £7.50sqm)														M2		£68.38				
	J651 & J659	TILING - remove tiles, prepare surfaces. Provide / Supply & fix tiles to match existing good quality. Grout tiles, provide mastic seal to worktops/sanitary ware (Good quality £17.50)														M2		£75.25				
	J610 & J615	WALLPAPERING - strip off wallpaper & renew to match existing standard paper (Wallpaper £10.00 per roll)					29.00	37.00	28.00							M2	94.00	£13.51	£1,269.94			
	J610 & J617	WALLPAPERING - strip off wallpaper & renew to match existing good paper (Good quality £17.50)														M2		£15.05				
	J640	EMULSION PAINT - prepare surface & repaint two coats					29.00	37.00	28.00	14.00	12.00					M2	120.00	£5.74	£688.80			
	J637	EMULSION PAINT - prepare surface & apply mist coat to re-plastered areas only														M2		£3.27				
	Q301 & Q311 & Q321	GLOSSWORK (where damaged) - prepare painted wood/metalwork, apply 1 u/coat, 1 gloss (NARROW WIDTHS ONLY)														M		£7.94				
FLOORS REPAIRS	Custom	FLOOR SLAB REPAIR - cut 200mm wide chase along line of fractures, drill concrete slab at 100mm ccs & inject epoxy resin, make good chase, latex screed														M		£65.00				
	H225 & H230	SCREED REPAIR - take up existing & renew incl make good DPM if necessary(75MM THICK IN ALL AREAS)														M2		£54.77				
	H231	LATEX - Supply & Lay latex levelling compound to concrete or screed base														M2		£12.83				
	H257	FLOOR TILES - NB subject to ACM survey if required - take up & renew floor clay tiles including all adhesive and grout - Inclusive of purchase price of £15/m2														M2		£48.12				
	H211	TIMBER FLOOR BOARDING - Take up and remove existing, supply and fix new 18mm thick Laminated Timber Flooring. Includes Debris Removal from site (Includes Purchase Value of £25 per m2 exclusive of VAT)														M2		£33.51				
	H258	FLOOR COVERING - Take up, supply and fix new clay floor tiles including material for bedding in cement mortar and grouting joints. (Includes Purchase Value of £20 per m2 exclusive of VAT) Includes Debris Removal from site														M2		£44.66				

	H260	FLOOR COVERING - Take up, supply and fix new ceramic floor tiles including material for bedding in cement mortar and grouting joints. (Includes value up to £30 per m2.) Includes Debris Removal from site									M2		£85.52	
	H265	FLOOR COVERING - Take up, supply and fix new natural stone floor tiles including material for bedding in cement mortar and grouting joints. (Includes value up to £40 per m2.) Includes Debris Removal from site				1.00					M2	1.00	£94.20	£94.20
	H210	LAMINATE FLOOR - lift & dispose & relay laminate flooring to match existing - Inclusive of purchase price of £20/m2									M2		£44.04	
MISCELLANEOUS REPAIRS	W305	ROOM PREPARATION - Room Preparation, - Prepare habitable room for re-decoration including taking down and refitting shelving, curtain rails etc.; releasing and resealing all light switches and wall sockets; taking off and refitting all radiators/towel rails as necessary. Includes for the removal of General Debris.	1.00	1.00	1.00	1.00	1.00				Each	5.00	£85.71	£428.55
	W196	Screening, - Supply and fit screen to opening including framework and sealing of joints with self adhesive pvc tape between sheets and at perimeter junction with the structure. (plywood covering) (Dated digital photo evidence of screen in use is to be provided)									M2		£59.27	
	W245	Floor Protection, - Supply and lay 12mm ply protection to internal or external of property laid on visqueen sheeting (rate only to be used on jobs of over 2 months in duration)									M2		£10.43	
	V101,V112	KITCHEN - Remove 1 White good & move back on completion				2.00					Nr	2.00	£30.50	
	V145,V146	KITCHEN SINK Remove & refix Sink									Nr		£161.94	
	V310,V311	KITCHEN WORKTOP - Remove & refix Worktop									M²		£21.41	
	V233,V235	KITCHEN WALL UNIT Remove & refix wall unit									Nr		£40.52	
	V233,V236	KITCHEN BASE UNIT Remove & refix base unit									Nr		£40.52	
	V265 , V266	KITCHEN PLINTHS Remove Plinths & refix - 1m length,									M		£8.78	
	T181, T182	BATHS - take out & refix existing bath & fittings incl silicone mastic sealant									Nr		£211.65	
	T181, T190	WASHBASINS - take out & refix existing washbasin & fittings									Nr		£148.28	
	T181, T200	WC PANS & CISTERN - take out & refix WC pan & cistern & fittings									Nr		£252.94	
	T181, T205	SHOWER TRAY - take out & refix existing shower tray & fittings									Nr		£140.04	
	N101,N131,N135,N141X2,N142X2,N120	DOOR LINING - remove door & architraves. Re-align existing door lining & make good disturbed plaster. Refit architrave & re-hang door to suit adjusted opening									No		£132.76	
	N103	DOORS - ease adjust & rehang									No		£41.51	
	L122	WINDOWS - ease adjust & rehang									No		£14.01	
L171	MASTIC POINTING - supply & renew mastic to frame/brick junc. Incl raking out old									No		£4.34		
ASBESTOS TESTING	A001	ACM TESTING Test + Additional test £10.95									Each		£93.34	
	A002	Cost for each additional Sample									Each		£10.61	
ASBESTOS REMOVAL	A003	Ceilings/Walls (Plasterboard/Lathe & Plaster) - Complete Removal or Textured Coating Only. Min charge for area up to 1m2. (includes all necessary protection etc.)									Each		£344.72	
	A004	Ceilings/Walls (Plasterboard/Lathe & Plaster) - Complete Removal or Textured Coating Only 1 - 5m2. (includes all enclosures & airlocks)									Each		£636.41	
	A005	Ceilings/Walls (Plasterboard/Lathe & Plaster) - Complete Removal or Textured Coating Only - 5m2 - 10m2. (includes all enclosures & airlocks)									Each		£742.47	
	A006	Ceilings/Walls (Plasterboard/Lathe & Plaster) - Complete Removal or Textured Coating Only - Areas >10 m2 use £700 min charge plus rate per m2 for each additional m2 >10m2 thereafter. (includes all enclosures & airlocks)									Each		£24.13	
	A006	Ceilings/Walls (Plasterboard/Lathe & Plaster) - Additional charge per m2 for areas >10m2.									M2		£700.00	
	A007	Floor Tiles Removal Only (includes screening) Minimum Charge for areas less than 10 m2										Each		£350.02
	Custom	Stairs scaffold	1.00									1.00	£160.00	£160.00
	Custom	Grout tiles					1.00					1.00	£25.00	£25.00
	Custom													
	Custom	OTHER - to be stated											£1.00	
SUBJECT TO APPROVAL	J326	SUBSIDENCE (HELIBAR) - Remove plaster to cracks & repair by raking out joints 500 mm either side of crack along fracture length. Prepare & install 1000mm long 6mm dia stainless steel stitching anchors (Helibar rods Grade 304 or similar approved). Supply & fit Expamet mesh, prepare & make good surface finish to match as far as is reasonably possible the existing texture and style. (Includes debris removal)									M		£51.41	
Internal Repairs Costs (moved to External Repairs table)													£3,053.87	

SCHEDULE OF WORKS - EXTERNAL REPAIRS																
Free Text Box	CUSTOMER:						SU REF:									
	INSURER:						CONTRACTOR:									
	Special Notes (eg Excluded areas, access difficulties, important/useful info for contractors etc)						ELEVATIONS TO BE REPAIRED									
						Lean-To (rear wall)	Terrace	Steps								
Netrate Codes To Be Used for Developing Priced Quote		Deduct individual Door & Window Openings from Wall Areas if > 3m2. This is not a cumulative measure of openings <3m2.				H										
						L										
						Wall Area										Unit
EXTERNAL WALL REPAIR	D743	SUBSIDENCE (BRICK STITCH RENDER) J-cut back render on brick/block wall to a min 75mm either side of cracking. Rake out fractures, wedge, repoint & stitch in new work using 1:1:6 cement/lime/sand mortar. Supply & fit Expamet mesh, prepare & render to match existing pattern & texture as far as is reasonably possible. (Includes debris removal)											M		£39.61	
	D767	SUBSIDENCE - (SPOT DRILL REPAIR) Drill through pebbledash/roughcast finishes & inject epoxy/polymer repair mortar (Sika Cem 810 or similar approved) along line of fracture. Make good to drill holes in wall surface using aggregate sized to match existing as far as is reasonably possible.											M		£31.68	
	D740	SUBSIDENCE (BRICK STITCH ONLY) - carefully rake out mortar joints in brick/block wall. Ensure adequate "key" through dampening of surface and stitch in new work using a 1:1:6 cement/lime/sand mortar, colour & profile to match existing as far as is reasonably practical, (Includes debris removal)											M		£10.50	
	D554	SUBSIDENCE (REPOINTING) Rake out staggered crack in mortar joint to brickwork and repoint/bonding in cement mortar to match existing, includes (Includes debris removal)					2.0						M	2.0	£8.91	£17.82
	D553	SUBSIDENCE (REPOINTING) - Rake out mortar joints in facing brick wall to a depth of 15-20mm and repoint using a 1:1:6 cement lime sand mortar, colour and profile to match existing, includes Debris Removal from site				3.0		4.0					M2	7.0	£23.86	£167.02
	D780	SUBSIDENCE (REBUILD DPC SLIPPAGE) - Take down brickwork from DPC level to top of foundations in sections not exceeding 1.2 m in length. Reconstruct brickwork in sections using 1:1:6 cement lime sand mortar, colour and texture to match existing as far as is reasonably practical. Supply & lay new DPC to rebuilt brickwork ensuring adequate overlap between sections. Wedge & re-point rebuilt brickwork to underside of existing brickwork above DPC level. Includes providing all necessary support, propping to facilitate works, (Includes debris removal).											M		£88.78	
	D769	SUBSIDENCE - supply & install vertical movement joints to both faces of cavity wall. (Incl debris removal)											M		£64.79	
	D672, D676, D680	WALL RENDERING SMOOTH - Hack off & remove existing render (any thickness any type), incl removing metal angle beads & bell mouths as reqd, supply & fit galvanized eml fixed to brick, block or timber background. Supply & apply 19mm cement, sand rendering in 2no coats to brick or block walls incl metal angle beads & bell mouths.											M2		£82.54	
	D672, D694, D680	WALL RENDERING TYROLEAN - Hack off & remove existing render (any thickness any type), include removing metal angle beads & bell mouths as necessary, supply & fit galvanized eml fixed to brick, block or timber background. Supply & apply Tyrolean render finish to cement sand rendering to brick or block walls including metal angle beads & bell mouths.											M2		£96.02	
	D811	DECORATION (to damaged zones only) - prepare for, supply & apply 2 coats of cement paint Sandtex Matt or equal to brick, rendered or concrete surfaces											M2		£11.63	
	L171	MASTIC POINTING - supply & renew mastic to frame/brick junc. Including raking out old if req.											M		£4.34	
	M301 & M321	WOODWORK / METALWORK (where damaged) - properly prepare previously painted woodwork/metalwork & apply 1 undercoat and 1 coats gloss/satin paint											M		£4.76	
	M301, M311, M321	WOODWORK (where damaged) - properly prep new woodwork, knot, prime, stop & 1 undercoat & apply 1 coat gloss/satin paint											M		£6.26	
M301 & M326	WOODWORK (where damaged) properly prepare previously stained/varnished woodwork & apply 2 coat stain/varnish											M		£4.64		
EXTERNAL SURFACE	X135 & X139	RELAY BRICK PAVING - take up brick paving & provide new hardcore (only if pre-existing) as necessary to make up levels to form a level base & relay											M2		£55.64	
	X145 & X150	NEW CONCRETE PAVING - take up 100mm thick concrete paving, provide new hardcore (only if pre-existing) as necessary to make up levels to form a level base & make good concrete											M2		£84.84	
	X165 & X166	RELEVEL PAVING SLABS - take up, set aside for reuse & relay 600x600x50(mm) conc slabs, new bedding on sand					12.0						M2	12.0	£39.32	£471.84
SCAFFOLD	W121	SCAFFOLDING - erect & dismantle independent tied scaffold											M2		£23.68	
	W123	TOWER SCAFFOLD - hire of a 2 storey tower											No		£249.25	
	W125	TOWER SCAFFOLD - additional weeks hire of scaffold tower as above											No		£210.61	
	W127	Allowance: where difficult or restricted access may need specialist scaffolding											Sum		£1.00	
OTHER ITEMS	W310	External Area Preparation - Clear immediate area of works including taking down fittings, releasing and resecuring electric lights and the like, protecting plants. (Includes for the removal of General Debris) Can only charge cost once				1.0							Each	1.0	£70.95	£70.95
	W245	Floor Protection - Supply and lay 12mm ply protection to internal or external of property laid on visqueen sheeting (rate only to be used on jobs of over 2 months in duration)											M2		£10.43	
	F091	Roof Inspection, - provide 2 man team & ladder to carry out inspection of roof (applicable to properties over 2 storey in height) & advise results. Inspection to be in compliance with all H&S requirements.											Item		£105.71	
	W180	CDM REGULATIONS 2015 - Complex Loss (Crawford CDM Unit is involved) Production of All H&S Documentation & Site Management											Fixed Fee		£350.00	
	F094	Minor Roof Repairs - Provide all necessary access for 2 man team to carry out minor repairs in compliance with all Health and Safety requirements. Maximum 2 storeys in height. Provide detail of work to be undertaken											Sum		£146.09	
	Custom	Removal of poor ground beneath paving and replacement with suitably compacted granular fill - provisional sum					1.0						Sum	1.0	£1,000.00	£1,000.00
	Custom	Supply and install french drain behind top of wall - PC Sum					1.0						Sum	1.0	£700.00	£700.00
SUBJECT TO APPROVAL	D773	SUBSIDENCE (HELIBAR) - Repair cracks by raking out joints 500 mm either side of crack along fracture length. Prepare & install 1000mm long 6mm dia stainless steel stitching anchors (Helibar rods Grade 304 or similar approved). Stitch in new work using a 1:1:6 cement/lime/sand mortar, colour & profile to match existing as far as is reasonably practical, (Includes debris removal)				4.0	2.0						M	6.0	£44.31	£265.86
	D761	SUBSIDENCE (GROUT & EML) for cracks over 5mm wide - Cut back render min 75mm either side of crack. Rake out fractured mortar joints. Repair cracks using cementitious grout. Repoint & stitch in new work, fix Expamet mesh, prepare & render to match existing. (Includes debris removal)											M		£55.32	
FINANCE	External Repairs														£2,693.49	
	Internal Repairs (see Internal schedule)														£3,053.87	
	Basic Total														£5,747.36	
	Contingency % Uplift														£500	
	Area % Uplift (see CCX uplifts)														£0.00	
	Sub Total of Works														£5,747.36	
	Contractor Connection Fixed Fee														£0.00	
														£5,747.36		
VAT														£1,149.47		
Total														£6,896.83		

PROVISIONAL SCHEDULE OF WORKS															
INSURED	Chohan					SU REF:		SU2003608							
INSURER	RSA - Nationwide					CONTRACTOR:									
INTERNAL REPAIRS						ROOMS TO BE REPAIRED									
						Landing	Hall	Front Right Bedroom	Utility Room	GF Toilet					
Customer Note: This page details the proposed internal repairs required to your property. The affected rooms are listed under the Rooms to Be Repaired columns. A numeric figure appearing within these columns details the item of repair that will be required and undertaken.						Height	2.6	2.7	2.6	2.2	2.2				
						Width	2.8	1.8	3.0	1.3	0.9				
						Length	2.7	4.9	2.2	1.8	1.8				
						Floor/ceiling Area	7.6	8.8	6.6	2.3	1.6				
						Wall Area	28.6	36.2	27.0	13.6	11.9				
						Perimeter	11.0	13.4	10.4	6.2	5.4				
CEILING REPAIRS & REDECORATIONS	RENEW CEILING - remove lath & plaster/plasterboard ceiling, fit new 12.5mm thick plasterboard, 3mm skim coat, prepare, mist & 2 coats emulsion													M²	
	OVERBOARD - existing ceiling with 12.5mm plasterboard, nailing through to existing joints. Scrim joints & 3mm skim coat. Mist & 2 coats emulsion													M²	
	CEILING DECORATION - Crack repair, Cut out and make good crack with flexible filler in plastered ceiling including rubbing down and preparing for new finish													M	
	CEILING DECORATION - Crack repair, Cut out and make good general cracks in plastered ceiling, - fill, tape and locally skim (or other repair)							11.0						M²	
	COVING - provide & fix new coving to match existing incl painting (Includes taking down existing)													M	
	CEILING PAPERING - strip off Ceiling paper & renew to match existing paper (This items allows for lining paper only)							7.0						M²	
	CEILING PAPERING - strip off Ceiling paper -, supply and hang woodchip paper to ceiling surface								2.0					M²	
	CEILING PAPERING - strip off Ceiling paper hang only wallpaper to ceiling surface													M²	
	CEILING PAPERING - strip off Ceiling paper, supply and hang only Standard Quality Wallpaper to ceiling surface, to the value of £10 per roll													M²	
	CEILING PAPERING - strip off Paper, supply and hang only Good Quality Wallpaper to ceiling surface, to the value of £17.50 per roll													M²	
	EMULSION PAINT - prepare surface & repaint two coats emulsion							1.0	2.0	1.0				M²	
	COVING DECORATION - prepare surface & repaint two coats in narrow widths.													M	
	COVING DECORATION - prepare surface & apply mist coat to re-plastered areas only in narrow widths.													M	
INTERNAL WALL REPAIRS & REDECORATIONS	SUBSIDENCE for cracks over 5mm - cut back plaster min 75mm either side of crack. Rake out fractured mortar joints. Repair cracks using cementitious grout. Repoint & stitch in new work, fix Expamet mesh & replaster to match existing. (Includes debris removal)								2.0					M	
	SUBSIDENCE for cracks under 5mm - cut back plaster min 75mm either side of cracking. Rake & repoint crack, fix Expamet mesh, prepare & replaster to match existing. (Includes debris removal)					1.0		1.0	2.0	1.0				M	
	SUBSIDENCE (PLASTER REPAIR) - Remove plaster & prepare wall to receive new finish, (disposal included). Supply & apply 12mm two coat gypsum plaster, incl beading													M²	
	PLASTERBOARD WALLS - take off & fit new 12.5mm thick plasterboard & 3mm - 5mm skim includes angle beads													M²	
	DECORATION PREPARATION - cut out and make good plaster crack in wall.								2.0					M	
	TILING - remove tiles, prepare surfaces. Provide/ Supply & fix tiles to match existing standard quality. Grout tiles, provide mastic seal to worktops/sanitary ware (Standard tile £7.50sqm)													M²	
	TILING - remove tiles, prepare surfaces. Provide / Supply & fix tiles to match existing good quality. Grout tiles, provide mastic seal to worktops/sanitary ware (Good quality £17.50)													M²	
	WALLPAPERING - strip off wallpaper & renew to match existing standard paper (Wallpaper £10.00 per roll)					29.0	37.0	28.0						M²	
	WALLPAPERING - strip off wallpaper & renew to match existing good paper (Good quality £17.50)													M²	
EMULSION PAINT - prepare surface & repaint two coats					29.0	37.0	28.0	14.0	12.0				M²		

[illegible]

PROVISIONAL SCHEDULE OF WORKS															
INSURED	Chohan					SU REF:									
INSURER	RSA - Nationwide					CONTRACTOR:									
EXTERNAL REPAIRS						ELEVATIONS TO BE REPAIRED									
						Lean-To (rear wall)									
							Terrace								
							Steps								
Customer Note: This page details the proposed external repairs required to your property. The affected elevations are listed under the Elevations to Be Repaired columns. A numeric figure appearing within these columns details the item of repair that will be required and undertaken.					Height										
					Length										
					Wall Area								Unit		
EXTERNAL WALL REPAIRS & REDECORATIONS	SUBSIDENCE (BRICK STITCH RENDER) - cut back render on brick/block wall to a min 75mm either side of cracking. Rake out fractures, wedge, repoint & stitch in new work using 1:1:6 cement/lime/sand mortar. Supply & fit Expamet mesh, prepare & render to match existing pattern & texture as far as is reasonably possible. (Includes debris removal)												M		
	SUBSIDENCE - (SPOT DRILL REPAIR) Drill through pebbledash/roughcast finishes & inject epoxy/polymer repair mortar (Sika Cem 810 or similar approved) along line of fracture. Make good to drill holes in wall surface using aggregate sized to match existing as far as is reasonably possible.												M		
	SUBSIDENCE (BRICK STITCH ONLY) - carefully rake out mortar joints in brick/block wall. Ensure adequate "key" through dampening of surface and stitch in new work using a 1:1:6 cement/lime/sand mortar, colour & profile to match existing as far as is reasonably practical, (Includes debris removal)												M		
	SUBSIDENCE (REPOINTING) Rake out staggered crack in mortar joint to brickwork and repoint/bonding in cement mortar to match existing, includes (Includes debris removal)						2.0						M		
	SUBSIDENCE (REPOINTING) - Rake out mortar joints in facing brick wall to a depth of 15-20mm and repoint using a 1:1:6 cement lime sand mortar, colour and profile to match existing, includes Debris Removal from site					3.0		4.0					M		
	SUBSIDENCE (REBUILD DPC SLIPPAGE) - Take down brickwork from DPC level to top of foundations in sections not exceeding 1.2 m in length. Reconstruct brickwork in sections using 1:1:6 cement lime sand mortar, colour and texture to match existing as far as is reasonably practical. Supply & lay new DPC to rebuilt brickwork ensuring adequate overlap between sections. Wedge & re-point rebuilt brickwork to underside of existing brickwork above DPC level. Includes providing all necessary support, propping to facilitate works, (Includes debris removal).												M		
	SUBSIDENCE - supply & install vertical movement joints to both faces of cavity wall. (Incl debris removal)												M ²		
	WALL RENDERING SMOOTH - Hack off & remove existing render (any thickness any type), incl removing metal angle beads & bell mouths as reqd, supply & fit galvanized eml fixed to brick, block or timber background. Supply & apply 19mm cement, sand rendering in 2no coats to brick or block walls incl metal angle beads & bell mouths.												M ²		
	WALL RENDERING TYROLEAN - Hack off & remove existing render (any thickness any type), include removing metal angle beads & bell mouths as necessary, supply & fit galvanized eml fixed to brick, block or timber background. Supply & apply Tyrolean render finish to cement sand rendering to brick or block walls including metal angle beads & bell mouths.												M ²		
	DECORATION (to damaged zones only) - prepare for, supply & apply 2 coats of cement paint Sandtex Matt or equal to brick, rendered or concrete surfaces												M		
	MASTIC POINTING - supply & renew mastic to frame/brick junc. Including raking out old if req.												M		
	WOODWORK / METALWORK (where damaged) - properly prepare previously painted woodwork/metalwork & apply 1 undercoat and 1 coats gloss/satin paint												M		
	WOODWORK (where damaged) - properly prep new woodwork, knot, prime, stop & 1 undercoat & apply 1 coat gloss/satin paint												M		
	WOODWORK (where damaged) properly prepare previously stained/varnished woodwork & apply 2 coat stain/varnish												M ²		
EXTERNAL SURFACE	RELAY BRICK PAVING - take up brick paving & provide new hardcore (only if pre-existing) as necessary to make up levels to form a level base & relay												M ²		
	NEW CONCRETE PAVING - take up 100mm thick concrete paving, provide new hardcore (only if pre-existing) as necessary to make up levels to form a level base & make good concrete												M ²		
	RELEVEL PAVING SLABS - take up, set aside for reuse & relay 600x600x50(mm) conc slabs, new bedding on sand						12.0						M ²		
SCAFFOLD	SCAFFOLDING - erect & dismantle independent tied scaffold												No		
	TOWER SCAFFOLD - hire of a 2 storey tower												No		
	TOWER SCAFFOLD - additional weeks hire of scaffold tower as above												Sum		
	Allowance: where difficult or restricted access may need specialist scaffolding												M ²		
OTHER ITEMS	External Area Preparation - Clear immediate area of works including taking down fittings, releasing and resecuring electric lights and the like, protecting plants. (Includes for the removal of General Debris) - Can only charge cost once					1.0							Item		
	Floor Protection - Supply and lay 12mm ply protection to internal or external of property laid on visqueen sheeting (rate only to be used on jobs of over 2 months in duration)												Sum		
	Roof Inspection, - provide 2 man team & ladder to carry out inspection of roof (applicable to properties over 2 storey in height) & advise results. Inspection to be in compliance with all H&S requirements.												Sum		
	CDM REGULATIONS 2007 - cost to compile Pre-Construction Packs & Health & Safety Files etc. required under CDM Regulations 2007; To be used only on CDM Notifiable works only. (Please Insert Item Value as Quantity)												Sum		
	Minor Roof Repairs - Provide all necessary access for 2 man team to carry out minor repairs in compliance with all Health and Safety requirements. Maximum 2 storeys in height. Provide detail of work to be undertaken												Sum		
	OTHER - to be stated						1.0						Sum		
	OTHER - to be stated						1.0						Sum		
SUBJECT TO APPROVAL	SUBSIDENCE (HELIBAR) - Repair cracks by raking out joints 500 mm either side of crack along fracture length. Prepare & install 1000mm long 6mm dia stainless steel stitching anchors (Helibar rods Grade 304 or similar approved). Stitch in new work using a 1:1:6 cement/lime/sand mortar, colour & profile to match existing as far as is reasonably practical, (Includes debris removal)					4.0	2.0						M		
	SUBSIDENCE (GROUT & EML) for cracks over 5mm wide - Cut back render min 75mm either side of crack. Rake out fractured mortar joints. Repair cracks using cementitious grout. Repoint & stitch in new work, fix Expamet mesh, prepare & render to match existing. (Includes debris removal)												M		

SCHEDULE OF WORKS				
Free Text Box 	Special Notes (eg Excluded areas, access difficulties, important/useful info for contractors etc)			
Netrate Codes for Developing Priced Quote	DESCRIPTION (Refer to Tech Report for main cracks/areas to be repaired)	Qty	Unit	Rate
	EXTERNAL WORKS			
D554	EXTERNAL REPAIR - Rake Out & Re-point Cracked Brickwork		M	£8.91
D773	EXTERNAL REPAIR -(HELIBAR) - Repointing (Approval Rqd)		M	£44.31
D761	EXTERNAL REPAIR - (Grout, eml & render) cracks over 5mm wide		M	£55.32
D676	WALL RENDERING - SMOOTH		M ²	£15.16
D694	WALL RENDERING - TYROLEAN		M ²	£28.64
D769	FORM MOVEMENT JOINT		M	£64.79
D811	RE-DECORATE EXTERNAL WALLS		M ²	£11.63
X135 & X139	RELAY BRICK PAVING - take up brick paving & provide new hardcore (only if pre-existing) as necessary to make up levels to form a level base & relay		M ²	£55.64
X145 & X150	NEW CONCRETE PAVING - take up 100mm thick concrete paving, provide new hardcore (only if pre-existing) as necessary to make up levels to form a level base & make good concrete		M	£84.84
X165 & X166	RELEVEL PAVING SLABS - take up, set aside for reuse & relay 600x600x50(mm) conc slabs, new bedding on sand		M ²	£39.32
W121	SCAFFOLDING - erect & dismantle independent tied scaffold		M ²	£23.68
W123	TOWER SCAFFOLD (Supply, Erect, Dismantle & Hire)		Nr	£249.25
W125	TOWER SCAFFOLD - additional weeks hire of scaffold tower as above		Nr	£210.61
	INTERNAL WORKS			
J324	INTERNAL REPAIR - Repoint & stitch & replaster		M	£16.65
J326	INTERNAL REPAIR (HELIBAR) - Replastering (Approval Rqd)		M	£51.41
J325	INTERNAL REPAIR (Grout, eml & Plaster) cracks over 5mm wide		M	£35.82
J603	RAKE OUT, FILL & PREPARE CRACKS TO WALL/CEILING		M	£8.28
K136 & K153	OVERBOARD EXISTING CEILING - supply, fix and plaster		M ²	£20.29
K131, K136, K153	TAKE DOWN CEILING & REINSTATE supply, fix and plaster		M ²	£32.81
J651 & J658	WALL TILING - remove existing, supply & refix incl grout		M ²	£68.38
H255, H256	FLOOR TILING - take up & relay ONLY		M ²	£58.17
sum	PC SUM FOR SUPPLY OF FLOOR TILES		Sum	
Q175, Q182, Q181, H180, H182	REPAIR FLOORS - TIMBER - lift existing floorboards, skirtings, provide firrings to joists to level, refix boards & skirting, renew 20% if required		M ²	£29.93
C185, C191, C225, H231	REPAIR FLOORS - SOLID - break out, replace DPM, new concrete slab & screed incl insulation & A142 mesh(not exceeding 4m2)		M ²	£139.00
N101,N131,N135, N141X2,N142X2,N120	DOOR LINING - remove door & architrave, re-align door lining, make good plaster. Refit architrave & re-hang door		Nr	£132.76
N103	DOORS - ease adjust & rehang		Nr	£41.51
L122	WINDOWS - ease adjust & rehang		Nr	£14.01
K248, J640	DECORATION TO SMALL ROOMS (< 15M ²) (Emulsion to Walls & Ceiling Only)		Nr	£170.85
K248, J640	DECORATION TO MEDIUM ROOMS – (16M ² - 30M ²) (Emulsion to Walls & Ceiling Only)		Nr	£341.70
K248, J640	DECORATION TO LARGE ROOMS (upto 50M2) (Emulsion to Walls & Ceiling Only)		Nr	£569.50

K248, J640	DECORATION TO HALL/STAIRS/LANDING (upto 50M2) (Emulsion to Walls & Ceiling Only)		Nr	£569.50
J610, J640, K248	DECORATION TO SMALL ROOMS (< 15M ²) to include strip wallpaper & apply emulsion to Walls & Emulsion Ceiling Only - hang & supply wallpaper priced separately		Nr	£253.65
J610, J640, K248	DECORATION TO MEDIUM ROOMS – (16M ² - 30M ²) to include strip wallpaper & apply emulsion to Walls & Emulsion Ceiling Only - hang & supply wallpaper priced separately		Nr	£507.30
J610, J640, K248	DECORATION TO LARGE ROOMS (upto 50M2) to include strip wallpaper & apply emulsion to Walls & Emulsion Ceiling Only - hang & supply wallpaper priced separately		Nr	£845.50
J610, J640, K248	DECORATION TO HALL/STAIRS/LANDING (upto 50M2) to include strip wallpaper & apply emulsion to Walls & Emulsion Ceiling Only - hang & supply wallpaper priced separately		Nr	£845.50
J611	Internal Wall Decoration Paper , - Supply and hang lining paper to walls		m2	£5.76
J612	Internal Wall Decoration Paper , - Supply and hang woodchip paper to walls		m2	£6.88
J610, K248	DECORATION TO SMALL ROOMS (< 15M ²) to include stripping wallpaper & Emulsion Ceiling Only - hang & supply wallpaper priced separately		Nr	£167.61
J610, K248	DECORATION TO MEDIUM ROOMS – (16M ² - 30M ²) to include stripping wallpaper & Emulsion Ceiling Only - hang & supply wallpaper priced separately		Nr	£335.22
J610, K248	DECORATION TO LARGE ROOMS (upto 50M2)to include stripping wallpaper & Emulsion Ceiling Only - hang & supply wallpaper priced separately		Nr	£558.71
J610, K248	DECORATION TO HALL/STAIRS/LANDING (upto 50M2) to include stripping wallpaper & Emulsion Ceiling Only - hang & supply wallpaper priced separately		Nr	£558.71
J615	Internal Wall Decoration Paper , - Supply and hang Standard Quality Wallpaper to wall surface, to the value of £10.00 per roll		m2	£7.98
J617	Internal Wall Decoration Paper , - Supply and hang Good Quality Wallpaper to wall surface, to the value of £17.50 per roll		m2	£9.53
Q303, Q311, Q321	WOODWORK / METALWORK (where damaged) - properly prepare previously painted woodwork/metalwork & apply 1 undercoat & 1 coats gloss/satin paint		M	£9.40
V101,V112	KITCHEN - Remove 1 White good & move back on completion		Nr	£30.50
V145,V146	KITCHEN SINK Remove & refix Sink		Nr	£161.94
V310,V311	KITCHEN WORKTOP - Remove & refix Worktop		M ²	£21.41
V233,V235	KITCHEN BASE/WALL UNIT Remove & refix units		Nr	£40.52
V265, V266	KITCHEN PLINTHS Remove Plinths & refix - 1m length,		M	£8.78
T181, T182	BATHS - take out & refix existing bath & fittings incl silicone mastic sealant		Nr	£211.65
T181, T190	WASHBASINS - take out & refix existing washbasin & fittings		Nr	£148.28
T181, T200	WC PANS & CISTERN - take out & refix WC pan & cistern & fittings		Nr	£252.94
T181, T205	SHOWER TRAY - take out & refix existing shower tray & fittings		Nr	£140.04
T321, T322	RADIATORS / STORAGE HEATER - take off & refix		Nr	£42.83
W180	CDM REGULATIONS 2015 - Complex Loss (Crawford CDM Unit is involved) Production of All H&S Documentation & Site Management		Fixed Fee	£350.00
W305	ROOM PREPARATION - Room Preparation, - Prepare habitable room for re-decoration including taking down and refitting shelving, curtain rails etc.; releasing and resealing all light switches and wall sockets; taking off and refitting all radiators/towel rails as necessary. Includes for the removal of General Debris.		Nr	£85.71
ABESTOS TESTING				

A001	ACM TESTING Test + Additional test 10.95			£93.34
A002	Cost for each additional Sample		Sum	£10.61
	ASBESTOS REMOVAL			
A003	Ceilings/Walls (<i>Plasterboard/Lathe & Plaster</i>) - Complete Removal or Textured Coating Only. Min charge for area up to 1m2 . (includes all necessary protection etc.)		Each	£344.72
A004	Ceilings/Walls (<i>Plasterboard/Lathe & Plaster</i>) - Complete Removal or Textured Coating Only 1 - 5m2 . (includes all enclosures & airlocks)		Each	£636.41