

Appendix 6 - GP Schedule of Rates - Statutory - Fabric Items 1Q 2020 - (ARCHIVED Mar 2022)

Version 1.0 August 2020

						Cost				Risk Rating		
Element	Element	Sub Element	Sub Element	Item	Unit (if appropriate)	Small - i.e. < 500.00m2	Medium - i.e. 500.00 to 999.99m2	Large - i.e. 1,000.00m2 +	Additional Comments	Consequence	Likelihood	Total Risk
24	Firecode - General (inc SHTM 80-86 excl SHTM 82)	24.01	Containment - this is to be used for integrity of compartmentation	Make good breaches in compartment walls	m2	£185.00				4	4	16
				Provision of detailed fire compartmentation survey	GIA (m2)	£1.94	£1.11	£0.83		3	3	9
24	Firecode - General (inc SHTM 80-86 excl SHTM 82)	24.09	Fire Doors	Replace existing non compliant door with 30 minute flush fire door	No.	£1,705.00			include where FRA recommends doors be upgraded. Fabric report (04.05) must also be updated to reflect this, i.e. where originally you had the doors at say B and 15 years remaining life, and now include them under statutory, you will need to amend the Fabric to a B and the life cycle period for remaining life, plus a comment stating "doors being replaced under Statutory"	4	3	12
				Replace existing non compliant door with 30 minute part glazed fire door	No.	£2,473.00				4	3	12
				Replace existing non compliant door with 60 minute flush fire door	No.	£1,955.00				4	3	12
				Replace existing non compliant door with 60 minute part glazed fire door	No.	£2,988.00				4	3	12
24	Firecode - General (inc SHTM 80-86 excl SHTM 82)	24.99	Other	Provision of Fire Risk Assessment	No.	£552.00	£827.00	£1,103.00	Add comment stating "provisional sum included for repairs as no FRA provided"	4	4	16
				Allow Provisional Sum for making compliant where no FRA in place	No.	£5,507.00	£11,012.00	£16,519.00		4	4	16
34	Infection Control - HAI Level 4	34.01	Finishes and floors, walls, ceilings, doors, windows, fixtures and fittings	Replace non compliant carpet with vinyl	m2	£77.00			Fabric report (04.02) must also be updated to reflect this, i.e. where originally you had the carpet at say B and 5 years remaining life, and now include them under statutory, you will need to amend the Fabric to a B and the life cycle period for remaining life, plus a comment stating "floor covering being replaced under Statutory"	3	3	9
34	Infection Control - HAI Level 4	34.03	Provision of hand-wash basins, liquid soap dispensers, paper towels and alcohol gel dispensers	Replace domestic style WHB with clinical sink	No.	£2,090.00				3	3	9
40	Asbestos 2014 - Control of Asbestos at Wrk Rgs 12	40.01	Is there an asbestos register?	Provision of asbestos survey and asbestos register	No.	£552.00	£827.00	£1,103.00	Add comment stating "provisional sum included for repairs as no asbestos register provided"	5	4	20
				Allow provisional sum for making compliant where no asbestos register present	No.	£5,507.00	£11,012.00	£16,519.00		5	4	20
50	Equality Act (2010)	50.01	Car Parking	Reline car park to form accessible bays	No.	£136.00				3	3	9
				Provide clear signage to bays	No.	£221.00				3	3	9
				Replace existing kerbs with drop kerbs	m	£56.00				3	3	9
				Provide tactile warnings to existing change of levels	m2	£56.00				3	3	9
50	Equality Act (2010)	50.02	Toilets	Replace existing WC suite with fully accessible suite	No.	£2,743.00			if existing layout doesn't allow for physical alteration space wise, include cost, but add to comment "may be physically impossible to install, and full audit should be carried out"	3	3	9
				increase standard sized WC to appropriately sized accessible cubicle	No.	£1,653.00				3	3	9
				rehang existing door to face outwards	No.	£221.00				3	3	9
				widen existing door opening and fit new door	No.	£2,204.00				3	3	9
50	Equality Act (2010)	50.04	Ramping & Handrails - external	widen existing external ramps, including relocating existing handrails	m2	£336.00			if existing layout doesn't allow for physical alteration space wise, include cost, but add to comment "may be physically impossible to install, and full audit should be carried out"	3	3	9
				form new external concrete ramp	m2	£226.00				3	3	9
				install suitable handrails / balustrade to existing external ramp	m2	£174.00				3	3	9
				renew surface to existing external ramp	m2	£115.00				3	3	9
		Ramping & Handrails - internal	widen existing internal ramps, including relocating existing handrails	m2	£254.00			3		3	9	
			form new internal ramp	m2	£144.00			3		3	9	
			install suitable handrails to existing internal ramp	m	£56.00			3		3	9	
			renew floor covering to existing internal ramp	m2	£73.00			3		3	9	

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50	Equality Act (2010)	50.05	Entrances & Doors	improve signage and colour differentiation to main entrance to ensure entrance is distinguishable from façade	No.	£827.00			if existing layout doesn't allow for physical alteration space wise, include cost, but add to comment "may be physically impossible to install, and full audit should be carried out"	3	3	9
				replace entrance door with new door suitable for all users, and level / flush threshold (assumes it will incorporate an adjoining glazed panel)	No.	£8,260.00				3	3	9
50	Equality Act (2010)	50.06	Reception Areas	install new lowered reception desk	m	£605.00				3	3	9
				install new induction loop	No.	£552.00				3	3	9
50	Equality Act (2010)	50.08	Horizontal & Vertical Circulation	replace inappropriately sized lift shaft and car	No.	£33,036.00			if existing layout doesn't allow for physical alteration space wise, include cost, but add to comment "may be physically impossible to install, and full audit should be carried out"	3	3	9
				overhaul lift car to provide support rails, mirror, easy reach controls and visual / tactile information	No.	£11,012.00				3	3	9
				provide voice floor indication	No.	£3,855.00				3	3	9
				provide floor level indicators inside lift, and at landing level (cost per storey)	No.	£111.00				3	3	9
				install clearly identifiable nosings to all stairs	No.	£59.00				3	3	9
				provide suitable handrails to both sides of stairs	m2	£174.00				3	3	9
50	Equality Act (2010)	50.1	Evacuation Management Plan	cost for preparation of an evacuation management plan	No.	£277.00				4	3	12
50	Equality Act (2010)	50.99	Other	cost for carrying out a full access audit	No.	£552.00	£827.00	£1,103.00		4	4	16